

**MEETING AGENDA**  
**THURSDAY, OCTOBER 20, 2016 AT 9:00 A.M.**  
**SUN VALLEY PLANNING AND ZONING COMMISSION**  
**TO BE HELD IN THE COUNCIL CHAMBERS AT SUN VALLEY CITY HALL**

**1. Call To Order**

The Idaho Code requires that, "...A member or employee of a [Planning and Zoning] Commission shall not participate in any proceeding or action when the member or employee or his employer, business partner, business associate, or any person related to him by affinity or consanguinity within the second degree has an economic interest in the procedure or action." Any actual or potential interest in any proceeding shall be disclosed at or before any meeting at which the action is being heard or considered. A knowing violation of this section shall be a misdemeanor.

**2. Public Comment**

Opportunity for the public to talk with the Planning and Zoning Commissioners about general issues and ideas not otherwise agendized below (3 minutes max. each).

**3. Consent Agenda**

- a) Draft Minutes from the Planning & Zoning Commission Meeting of September 22, 2016.

**4. New Business**

- a) **Zone Map Amendment (ZMA) 2016-03:** A city-initiated zone map amendment, draft Ordinance No. XXX, for the proposed rezone of thirteen parcels (SUN VALLEY FR SWSE TL 3094 SEC 7 4N 18E; SUN VALLEY FR SENW TL 2859 SEC 18 4N 18E; SUN VALLEY FR SENE TL 4656 SEC 20 4N 18E; SUN VALLEY FR NENW TL 3978 SEC 18 4N 18E; SUN VALLEY FR NENW TL 3652 SEC 18 4N 18E; ST THOMAS EPISCOPAL SUB LOT 1; LDS CHURCH SUBD FR. LOT 1A SEC 18, 4N 18E; SWSE TL 6414 SEC 8 4N 18E; NWNE TL 7781 SEC 20 , 4N 18E; SUN VALLEY FR NENE TL 6209 SEC 17, 4N 18E; SUN VALLEY FR SWNE, TL 6164, TL 6288 SEC 21 4N 18E; SUN VALLEY FR SENE TL 6442 SEC 20; BITTER ROUTE SUB LOT 2 BLK 1) from the OR-1 Zoning District to the Public/Institution (PI) District. Subject rezones are part of the 2015 Comprehensive Plan Update implementation process.
- b) **Variance (VR) 2016-02:** A request for a variance from the Title 9 requirements for compliance with Title 7 driveway standards in relation to the proposed construction of a new 2,900 square foot accessory maintenance facility for a recreational use in the Recreation (REC) zone at 5 Golf Lane. Applicant: Marvin Anderson Architects, PLLC, for 5GL, LLC.

**5. Continued Business**

None.

**6. Discussion Items**

None.

**7. Adjourn**

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**Meeting Schedule:** Regular Meeting at 9:00 am on Thursday, November 10, 2016

**Minutes of the Planning and Zoning Commission  
September 22, 2016**

The Planning and Zoning Commission of the City of Sun Valley, Blaine County, State of Idaho, met in regular session in the Council Chambers of Sun Valley City Hall on September 22, 2016 at 9:00 a.m.

**1. [Call To Order](#)**

Present: Vice-Chairman Jake Provonsha, Commissioner John O'Connor, Commissioner Bill Boeger, and Commissioner Sherri Newland  
Absent: Chairman Ken Herich  
Also Present: Community Development Director Jae Hill, Associate Planner Abby Rivin, Planning Intern McKayla Dear, Shaun Kelly, Thadd Blanton, Garth McClure, Wally Huffman, Nathan Schutte

Vice-Chairman Provonsha asked the Commissioners to disclose any conflicts they may have with the agenda items. Commissioner Newland noted that she and Community Development Director Jae Hill conducted a site visit before the meeting as she had not been prior.

**2. [Public Comment](#)**

No public comment.

**3. [Consent Agenda](#)**

a) [Draft Minutes from the Planning & Zoning Commission Meeting of August 18, 2016.](#)

Commissioner Boeger suggested a wording change on page 2 of the minutes.

**MOTION**

Commissioner John O'Connor moved to approve the Draft Minutes from the Planning & Zoning Commission Meeting of August 18, 2016, as amended, seconded by Commissioner Bill Boeger. All in favor. The motion carried unanimously.

b) [Draft Minutes from the Planning & Zoning Commission Meeting of September 8, 2016.](#)

Vice-Chairman Provonsha and Commissioner Newland suggested wording changes on page 3 of the minutes.

**MOTION**

Commissioner John O'Connor moved to approve the Draft Minutes from the Planning & Zoning Commission Meeting of September 8, 2016, as amended, seconded by Commissioner Bill Boeger. All in favor. The motion carried unanimously.

**4. [New Business](#)**

a) [Design Review \(DR\) 2016-48: A request by Ruscitto Latham Blanton on behalf of Sun Valley Company for the construction of ten new townhome units, including two previously approved unit designs and one new unit design. Diamond Back Townhomes, Phase II.](#)

Shaun Kelly, of Ruscitto Latham Blanton Architectura and representing the applicant, presented the project drawings to the Commission. He explained the phasing of the project and described its evolution over time. Kelly noted that the subject application proposes the construction of three large duplexes, two single-family townhomes, and one regular duplex. Kelly stated that in order to accommodate the

proposed changes, the multi-family lot must expand into Parcel B. He noted that the total amount of units in the subdivision has increased from 31 to 33.

- b) [Subdivision Plat Amendment \(SUBPA\) 2016-04: A request by Benchmark Associates on behalf of Sun Valley Company for a lot line shift involving existing Lot 1 & Parcel B Amended, White Clouds Corrected Subdivision and Tract D \(Future Sublots\) of Diamond Back Townhome Subdivision. Diamond Back Townhomes, Phase II.](#)

Garth McClure, of Benchmark Associates P.A. and representing the applicant, presented the plat amendment and described the proposed lot line shift to accommodate the units presented in the design review. He explained that the boundary between Tract D and Parcel B will shift in order to create Lot 31. The boundary between Lot 31 and Lot 1 will also shift in order to create new Lot 1A. He noted that all three parcels are accessed from Diamond Back Road and existing utilities will service the proposed development.

Commissioner Newland asked about the ownership of the drainage easement. McClure responded the easement is public and accommodates the drainage from the adjacent hillside.

Commissioner Boeger asked how many townhomes have been built in the subdivision. Huffman responded that 23 townhomes are currently built and that the plans have changed based on market demands and trends.

- c) [Zone Map Amendment \(ZMA\) 2016-02: A request to rezone a portion of Tract D Amended from the Rural Estate and Ranch \(RA\) Zoning District to the Multiple Family Residential \(RM-1\) Zoning District. Diamond Back Townhomes, Phase II.](#)

McClure presented the Zone Map Amendment and explained that a portion of Tract D Amended created by the plat amendment will be rezoned from the Rural Estate and Ranch (RA) Zoning District to the Multi-Family Residential (RM-1) Zoning District.

Vice-Chairman Provonsha opened the public hearing for the Design Review (DR2016-48), the Subdivision Plat Amendment (SUBPA 2016-04), and the Zone Map Amendment (ZMA2016-02) applications. Hearing no comment, he closed the public hearing.

Commissioner Newland asked how the proposed single-family residences are allowed in the Multi-Family Residential (RM-1) Zone. Hill responded that the Conditional Use Permit for the Planned Unit Development was amended to allow for single-family residential uses within the RM-1 Zone.

Commissioner Newland asked if an erosion control and soil management plan was included as part of the construction management plan. McClure responded that the erosion control and soil management plan has been implemented and is posted at the construction site.

Commissioner Newland asked about the construction timeline. Huffman responded that construction will most likely begin in the spring of 2017 and take two years to complete.

#### **MOTION**

Commissioner John O'Connor moved to recommend to the City Council approval of Zone Map Amendment 2016-02 to rezone a portion of Tract D Amended from the Rural Estate and Ranch (RA) Zoning District to the Multiple Family Residential (RM-1) Zoning District, seconded by Commissioner Newland. All in favor. The motion carried unanimously.

## **MOTION**

Commissioner John O'Connor moved to recommend to the City Council approval of the Subdivision Plat Amendment 2016-04 for a lot line shift involving existing Lot 1 & Parcel B Amended, White Clouds Corrected Subdivision and Tract D of Diamond Back Townhome Subdivision, seconded by Commissioner Boeger. All in favor. The motion carried unanimously.

## **MOTION**

Commissioner Boeger moved to approve Design Review 2016-48 for the construction of ten new townhome units, including two previously approved unit designs and one new unit design, seconded by Commissioner O'Connor. All in favor. The motion carried unanimously.

### **5. [Continued Business](#)**

- a) [Design Review \(DR\) 2016-39: Application for the proposed construction of a new trellis addition to existing single-family residence at 410 Fairway Loop. Applicant: Carmen Finegan, AIA for Michael Browne.](#)

Hill provided a summary of changes to the proposed trellis addition project and noted that the structure is now sited within the required setback and complies with Sun Valley Municipal Code. He explained that a section of trellis is proposed at the nonconforming corner, however the addition does not increase the degree of existing nonconformity. He noted that one corner of the trellis extends into the setback but is within the permissible encroachment into the setback for eaves, overhangs, and other features. He stated that because the revised proposal is now a compliant design, the project does not require a variance.

JC Miller, landscape architect, provided an update on the project. He noted that the landscape planting will begin next spring.

Commissioner Newland asked about the height of the fence panels. Hill responded that the proposed fence panels range from 4 to 6 feet in height and may be approved by the Commission.

## **MOTION**

Commissioner John O'Connor moved to approve Design Review 2016-29 for the proposed construction of a new trellis addition to an existing single-family residence at 410 Fairway Loop as well as the installation of new fence panels pursuant to the Findings of Fact and Conditions of Approval and subject to the revised plan on page A2.2 of the submittal drawings, seconded by Commissioner Boeger. All in favor. The motion carried unanimously.

- b) [Review of changes to Title 9, Chapter 3, Article I of the Sun Valley Municipal Code Regarding Flood Hazard Protection.](#)

Hill presented the recent changes made to the draft floodplain ordinance following the Commission's first review on July 14, 2016. Hill highlighted specific changes including modifying the penalties for violation section from a misdemeanor to an infraction. He noted that the time period to cumulatively consider improvements to existing structures in the floodplain was set to four years. He stated that the Planning & Zoning Commission is the reviewing authority for floodplain development permits and appeals will be reviewed by the City Council. Hill noted that changes to the state model were made to reflect the City's existing processes.

Commissioner Newland asked about the protocol if infractions do not remedy the situation. Hill explained that Title 4 in the Development Code considers multiple infractions as a misdemeanor.

**MOTION**

Vice-Chairman Provonsha moved to recommend to the City Council approval of Ordinance No. XXX: Amending Title 9, Chapter 3, Article I and Chapter 5, Article B, Section 10 of the Sun Valley Municipal Code regarding Flood Hazard Protection and adding and amending definitions to Tile 9, Chapter 1, Article C, seconded by Commissioner Boeger. All in favor. The motion carried unanimously.

**6. Discussion Items.**

Commissioner O'Connor noted that his insurance premiums decreased when he replaced his wood shake roof with composition shingles.

Hill addressed the wireless facilities located at the Sun Valley Lodge and the Golf Club. He explained that the appurtenances for the external antennas attached to the Lodge were not included in the approved plans.

Commissioner Boeger asked about mechanisms to decrease the obtrusiveness of wireless facilities in future applications. Commissioner Newland noted that multiple techniques may be employed to mitigate the visual obtrusion. Hill noted that the Sun Valley Company will be submitting applications for the Inn remodel and that wireless facilities could be examined comprehensively on the property at that time. The Commission agreed that the wireless facility may be reviewed when the new applications are submitted to the Community Development Department. Commissioner Newland stated that a condition of approval could require the company to bring the existing wireless facilities into compliance.

Commissioner O'Connor thanked Planning Intern McKayla Dear for all of her work during her time with the Community Development Department.

**7. Adjourn**

Commissioner O'Connor moved to adjourn the meeting, seconded by Commissioner Boeger. The meeting adjourned at 10:11 am.

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Jake Provonsha, Vice-Chairman

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Nancy Flannigan, Assistant City Clerk/Treasurer

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

**From:** Abby Rivin, CFM, Associate Planner  
**Meeting Date:** 20 October 2016

**ZONE MAP AMENDMENT (ZMA 2016-03)**

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**APPLICANT:** Initiated by the City of Sun Valley

**LOCATION:**

<i>Legal Description</i>	<i>Owner</i>	<i>Property Address</i>
SUN VALLEY FR SWSE TL 3094 SEC 7 4N 18E	KETCHUM SPRING WATER SUPPLY	
SUN VALLEY FR SENW TL 2859 SEC 18 4N 18E	700 PARTNERS	
SUN VALLEY FR SENE TL 4656 SEC 20 4N 18E	IDAHO POWER COMPANY	20 LARRYS LN
SUN VALLEY FR NENW TL 3978 SEC 18 4N 18E	BROOKOVER J GORDON BROOKOVER BARBARA	
SUN VALLEY FR NENW TL 3652 SEC 18 4N 18E	USFS	206 SUN VALLEY RD
ST THOMAS EPISCOPAL SUB LOT 1	PROTESTANT EPISCOPAL CHURCH	201 SUN VALLEY RD
LDS CHURCH SUBD FR. LOT 1A SEC 18, 4N 18E	LDS CHURCH	
SWSE TL 6414 SEC 8 4N 18E	SUN VALLEY WATER & SEWER DIST	
NWNE TL 7781 SEC 20 , 4N 18E	SUN VALLEY WATER & SEWER DIST	
SUN VALLEY FR NENE TL 6209 SEC 17, 4N 18E	SUN VALLEY WATER & SEWER DIST	
SUN VALLEY FR SWNE, TL 6164, TL 6288 SEC 21 4N 18E	SUN VALLEY WATER & SEWER DIST	100 SAGE CREEK RESV RD
SUN VALLEY FR SENE TL 6442 SEC 20	SUN VALLEY WATER & SEWER DIST	49 LARRYS LN
BITTER ROUTE SUB LOT 2 BLK 1	SUN VALLEY WATER & SEWER DIST	103 BITTERROOT RD

**ZONING DISTRICT:** Outdoor Recreation (OR-1) to Public/Institution (PI)

**REQUEST:** Approve the rezone of thirteen parcels from the Outdoor Recreation (OR-1) Zoning District to the Public/Institution (PI) Zoning District.

**ANALYSIS:** The Community Development Department has begun implementing the 2015 Comprehensive Plan by rezoning specific areas of land throughout the City. The Future Land Use Map of the Comprehensive Plan represents a long-range vision of community development, and depicts appropriate, suitable, and desired land uses throughout the City. This vision must be implemented through the rezoning process.

These thirteen parcels are currently designated as OR-1 on the City’s Zoning Map. The OR-1 designation is a placeholder zone with no regulations regarding allowed uses or dimensional standards. Sun Valley Municipal Code §9-5B-9B requires that lands designated as OR-1 must receive an official zoning map amendment consistent with the land use designation shown on the Future Land Use Map of the Comprehensive Plan prior to, or in conjunction with, the processing of any development applications for improvements on the respective OR-1 zoned parcel.

The Future Land Use Map designates these properties as Public/Quasi Public, which is consistent with the City’s Public/Institution (PI) Zoning District. The PI District designates lands on which public service uses are conducted as well as uses requiring large public spaces or community gathering places. Permitted and conditional uses in the PI Zone include (SVMC§ 9-2C-1):

Permitted Uses	Conditional Uses*
Art, education, and entertainment uses	Recreation uses, outdoor; except skeet, trap, pistol, and rifle ranges
Church	Temporary, special events
Civic, social, and fraternal organizations	Transit structures and uses, including gondola
Land and stream rehabilitation	Utilities, belowgrade
Schools	Wireless communication facilities
Trails, trailheads, paths (nonmotorized)	<i>*Conditional uses shall be approved in accord with the procedures for conditional set forth in SVMC §9-5B-2</i>
Utilities, abovegrade	

Dimensional standards in the PI Zone include (SVMC §9-2C-2):

Dimensional Standard	
Minimum lot size	20,000 square feet
Minimum average lot dimensions	100 feet
Minimum street frontage for flat lot	40 feet
Setbacks from all property lines	35 feet
Building height	35 feet
Lot coverage	40 percent

In order to approve a zone map amendment application and based on the standards set forth in **Sun Valley Municipal Code, Title 9, Chapter 5B-9 (ZONING MAP AMENDMENT AND ANNEXATION)**, the City Council shall make the following findings:

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. **The zone map amendment is consistent with the comprehensive plan as these parcels are designated as Public/Quasi Public on the City's Future Land Use Map. The subject zone map amendment is consistent with Goal 6 of the 2015 Comprehensive Plan, to, "provide for necessary and appropriate public facilities, services, and educational opportunities to serve existing populations and new growth."**

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. **Existing uses on the subject parcels include churches, utilities, and a USFS ranger station. The standards of the Public/Institution (PI) Zone most closely align with the dimensions and uses of the subject lots.**

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. **The zone map amendment will not increase density in the subject areas. Any development impacts may be mitigated through the Design Review or Conditional Use Permit processes.**

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. **The proposed zoning action will not detrimentally impact the health, safety, or welfare of the community as the change in zoning district to Public/Institution (PI) will provide for legally-established public service uses.**

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. **No additional public services or facilities are necessary to support this zone map amendment. The subject rezone will expand the availability of essential public facilities and services.**

**RECOMMENDATION:** Staff recommends approval of ZMA 2016-03 rezoning thirteen parcels from the OR-1 Zoning District to the PI Zoning District.

**RECOMMENDED MOTION:** "I move to recommend approval to the City Council of Zone Map Amendment Application No. 2016-03."

**ALTERNATIVE ACTIONS:** Move denial of the application and draft findings supporting denial.

**ATTACHMENTS:**

1. Draft Ordinance



31 WHEREAS, the subject zone map amendment is consistent with Goal 6 of the 2015 Comprehensive Plan, to,  
32 “provide for necessary and appropriate public facilities, services, and educational opportunities to serve  
33 existing populations and new growth;” and

34  
35 WHEREAS, the proposed zoning map amendment has minimal or no adverse impacts on the natural  
36 environment, including, but not limited to, water quality, air quality, noise, vegetation, riparian corridors,  
37 hillsides and other natural features, as this amendment allows for the continuation of long-standing, low-  
38 impact uses on mostly developed properties; and

39  
40 WHEREAS, the proposed amendment to the official zoning map will not detrimentally impact the health,  
41 safety, or welfare of the community as the change in zoning district to Public/Institution (PI) will provide for  
42 legally-established public service uses, and the parcels in question are generally built-out and developed; and

43  
44 WHEREAS, rezoning to accommodate such existing uses does not impose a need for essential public facilities  
45 and services; and

46  
47 WHEREAS, the rezones have been considered at a duly-noticed public hearing by the Planning & Zoning  
48 Commission on October 20, 2016, and such rezones were unanimously recommended to the Council by the  
49 Commission;

50  
51 WHEREAS, the State of Idaho has empowered the City Council with the ability to zone and rezone property  
52 in Idaho Statute 67-6511;

53  
54 NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Sun Valley, Idaho, as follows:

55  
56 The Official Zoning Map of the City of Sun Valley shall be amended to show changes in zoning  
57 designations from Outdoor Recreation (OR-1) Zone to the Public/Institution (PI) Zone for thirteen  
58 parcels (SUN VALLEY FR SWSE TL 3094 SEC 7 4N 18E; SUN VALLEY FR SENW TL 2859 SEC 18 4N 18E;  
59 SUN VALLEY FR SENE TL 4656 SEC 20 4N 18E; SUN VALLEY FR NENW TL 3978 SEC 18 4N 18E; SUN  
60 VALLEY FR NENW TL 3652 SEC 18 4N 18E; ST THOMAS EPISCOPAL SUB LOT 1; LDS CHURCH SUBD

61 FR. LOT 1A SEC 18, 4N 18E; SWSE TL 6414 SEC 8 4N 18E; NWNE TL 7781 SEC 20 , 4N 18E; SUN VALLEY  
62 FR NENE TL 6209 SEC 17, 4N 18E; SUN VALLEY FR SWNE, TL 6164, TL 6288 SEC 21 4N 18E; SUN  
63 VALLEY FR SENE TL 6442 SEC 20; BITTER ROUTE SUB LOT 2 BLK 1), as also shown on Exhibits A  
64 through N, maps attached to this ordinance.

65

66 APPROVED BY THE SUN VALLEY CITY COUNCIL THIS 3<sup>rd</sup> DAY OF NOVEMBER, 2016.

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68

APPROVED:

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71 ATTEST:

Peter Hendricks, Mayor

72

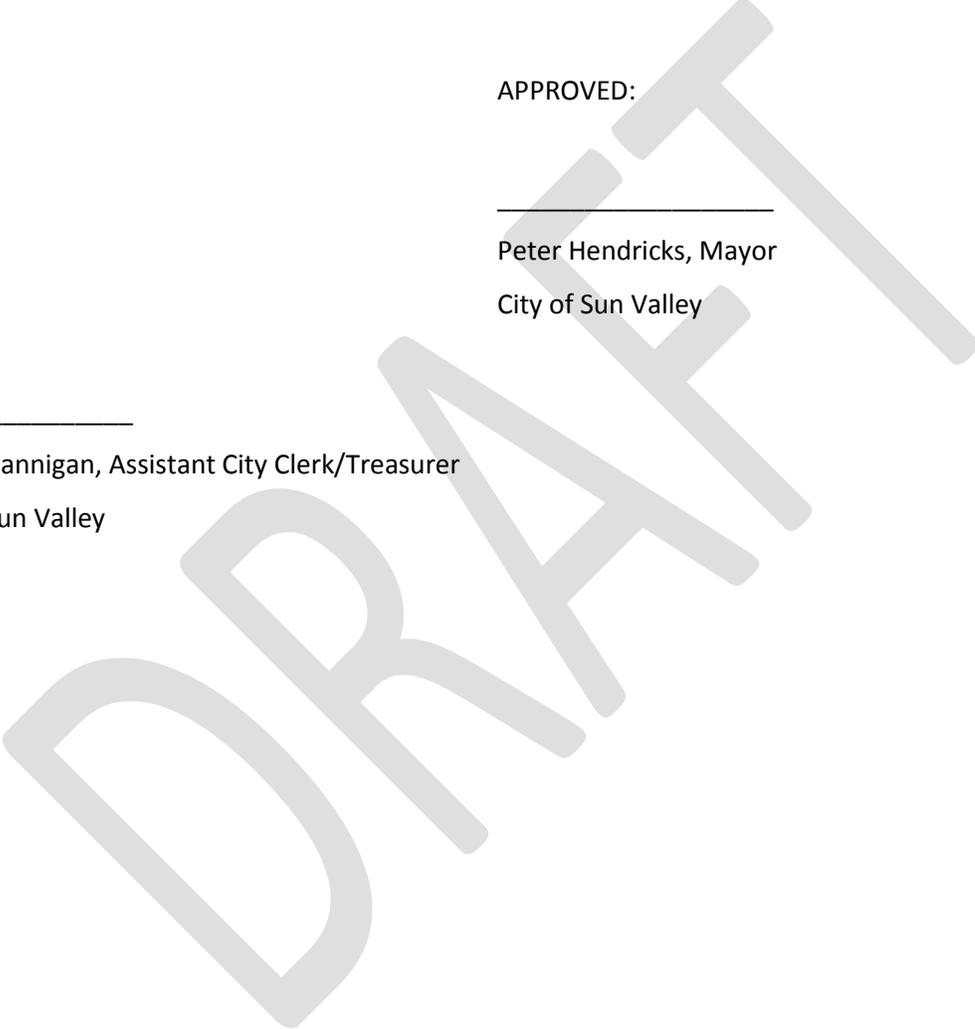
City of Sun Valley

73

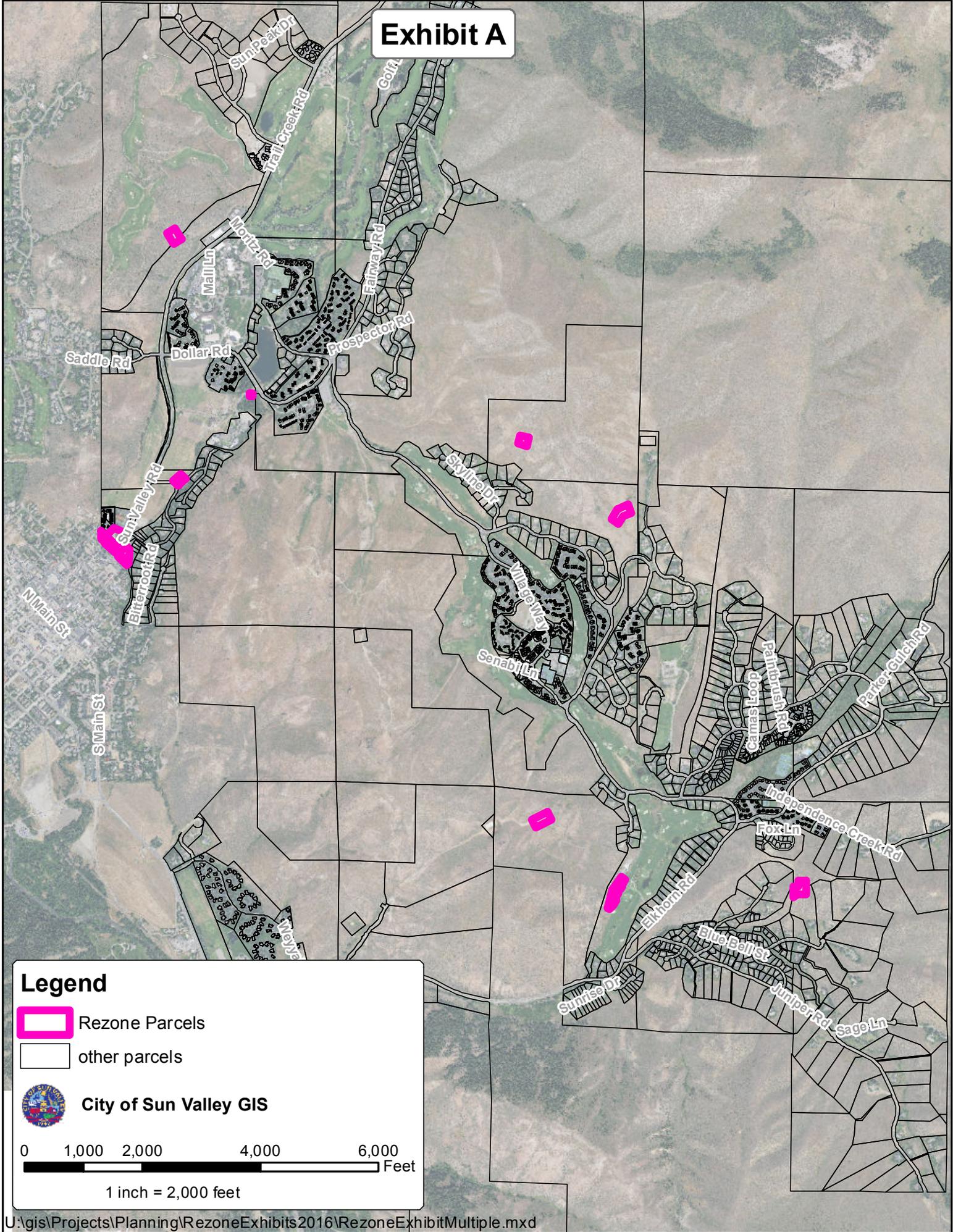
74 \_\_\_\_\_

75 Nancy Flannigan, Assistant City Clerk/Treasurer

76 City of Sun Valley



# Exhibit A



## Legend

 Rezone Parcels

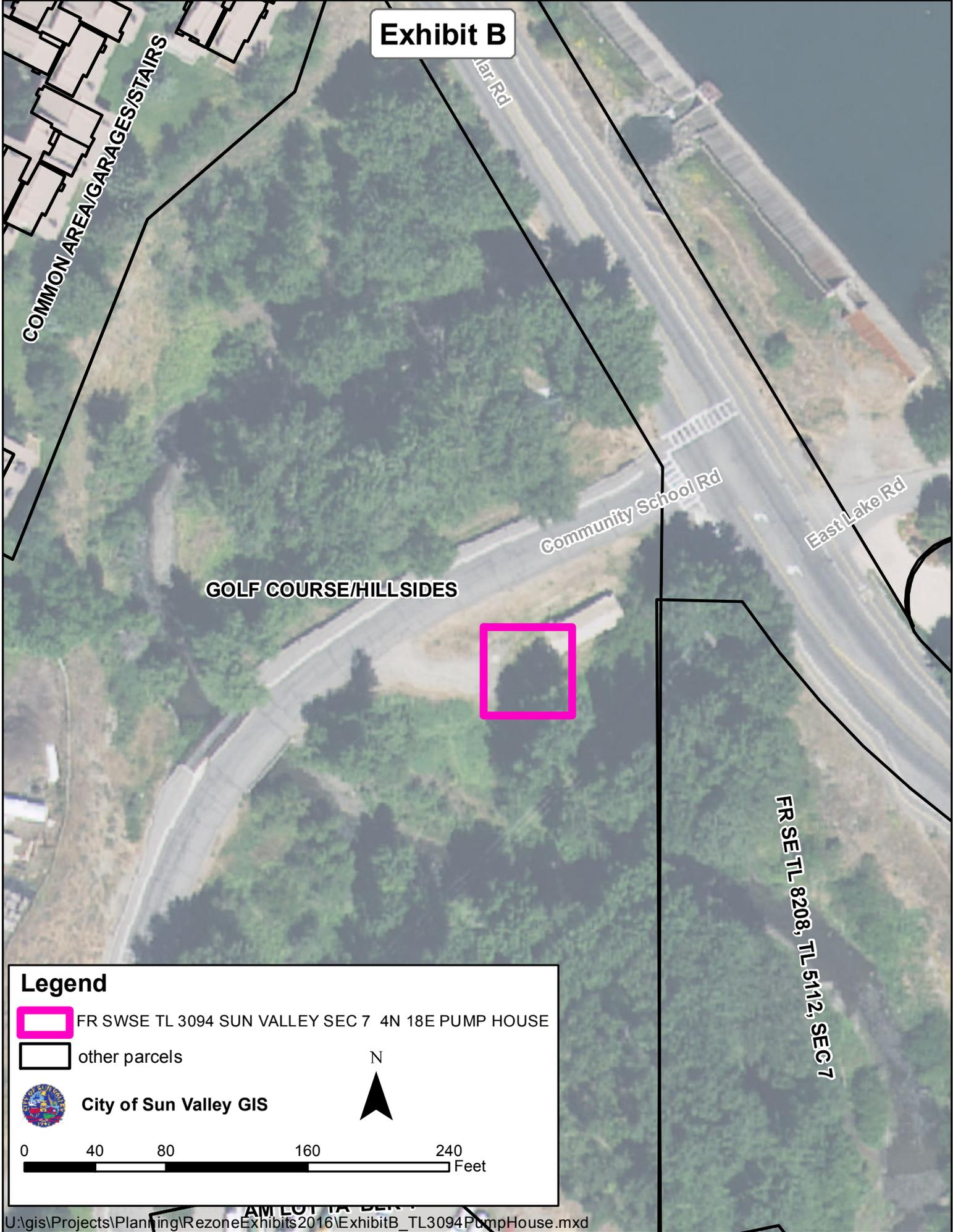
 other parcels

 City of Sun Valley GIS

0 1,000 2,000 4,000 6,000 Feet

1 inch = 2,000 feet

# Exhibit B



## Legend

 FR SWSE TL 3094 SUN VALLEY SEC 7 4N 18E PUMP HOUSE

 other parcels

 City of Sun Valley GIS



# Exhibit C

FR NENW TL 3652

FR. LOT 1A

Sun Valley Rd

LOT 10

LOT 5

LOT 9

Trail Creek Condo Dr

LOT 6

LOT 7

LOT 1

LOT 8

LOT 11

E Sun Valley Rd

LOT 12

GOLF COURSE HILLSIDES

LOT 13

LOT 14

**Legend**

-  FR SENW TL 2859 SUN VALLEY SEC 18 4N 18E
-  other parcels

 **City of Sun Valley GIS**

 N

 0 35 70 140 210 Feet

# Exhibit D

TL 6190, TL 6191, TL 6192,

FR SENE TL 4656

FR SENE TL 6442

FR SE 7760, SEC 17

Larys Ln

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

Elkhorn Rd

**Legend**

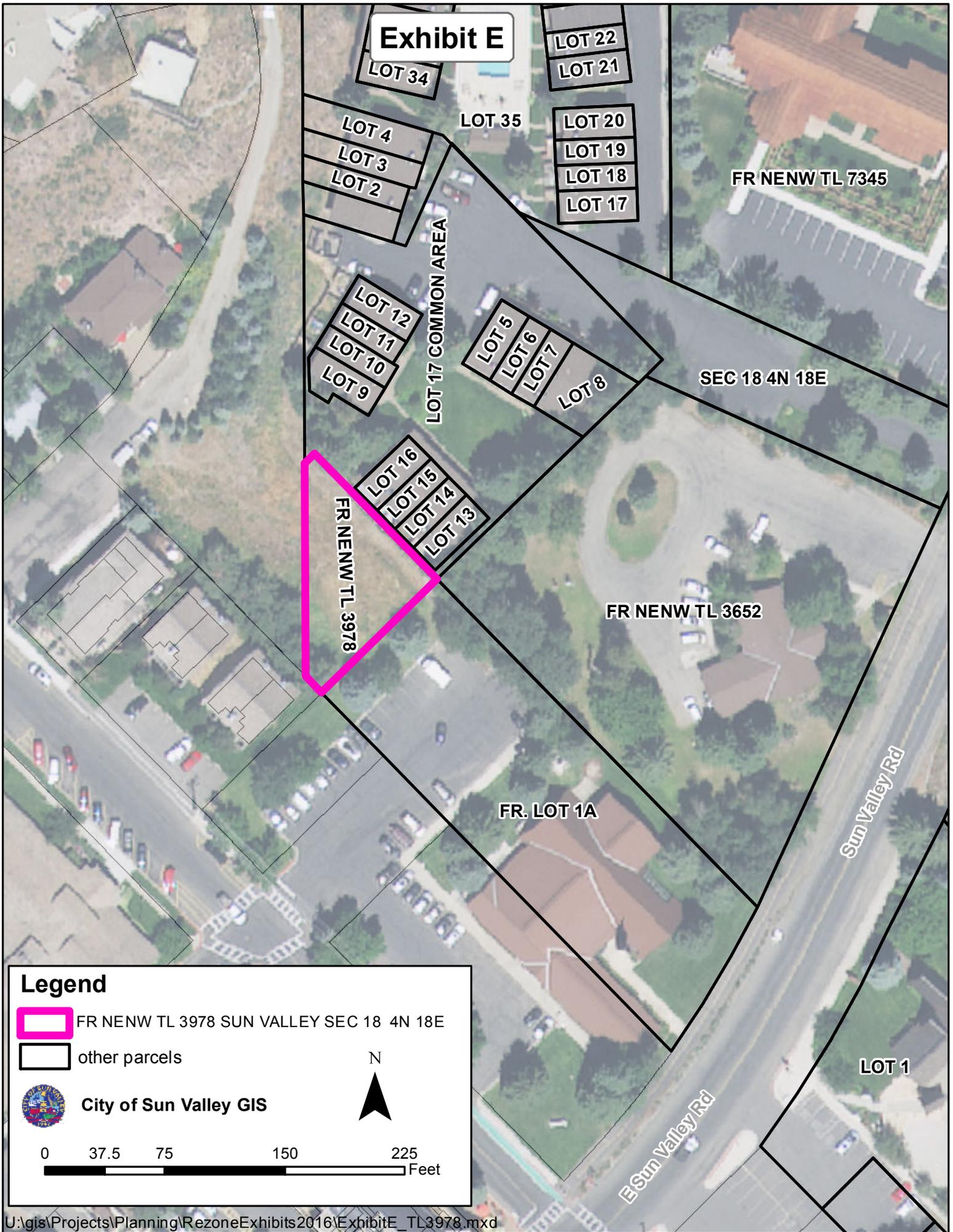
-  FR SENE TL 4656 SUN VALLEY SEC 20 4N 18E
-  other parcels

 **City of Sun Valley GIS**

 N

 0 60 120 240 360 Feet

# Exhibit E



**Legend**

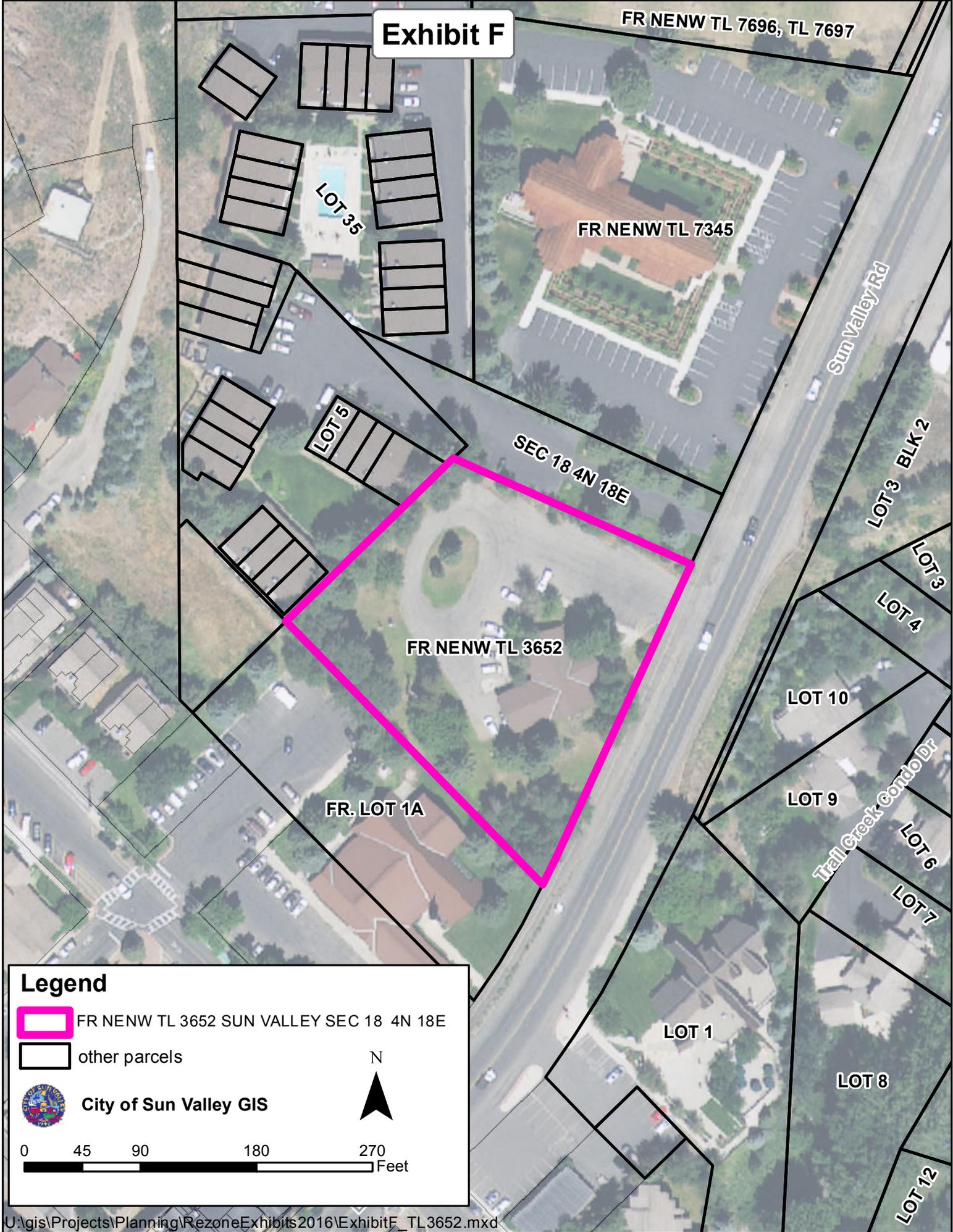
-  FR NENW TL 3978 SUN VALLEY SEC 18 4N 18E
-  other parcels

 **City of Sun Valley GIS**

N

0 37.5 75 150 225 Feet

# Exhibit F



## Legend

 FR NENW TL 3652 SUN VALLEY SEC 18 4N 18E

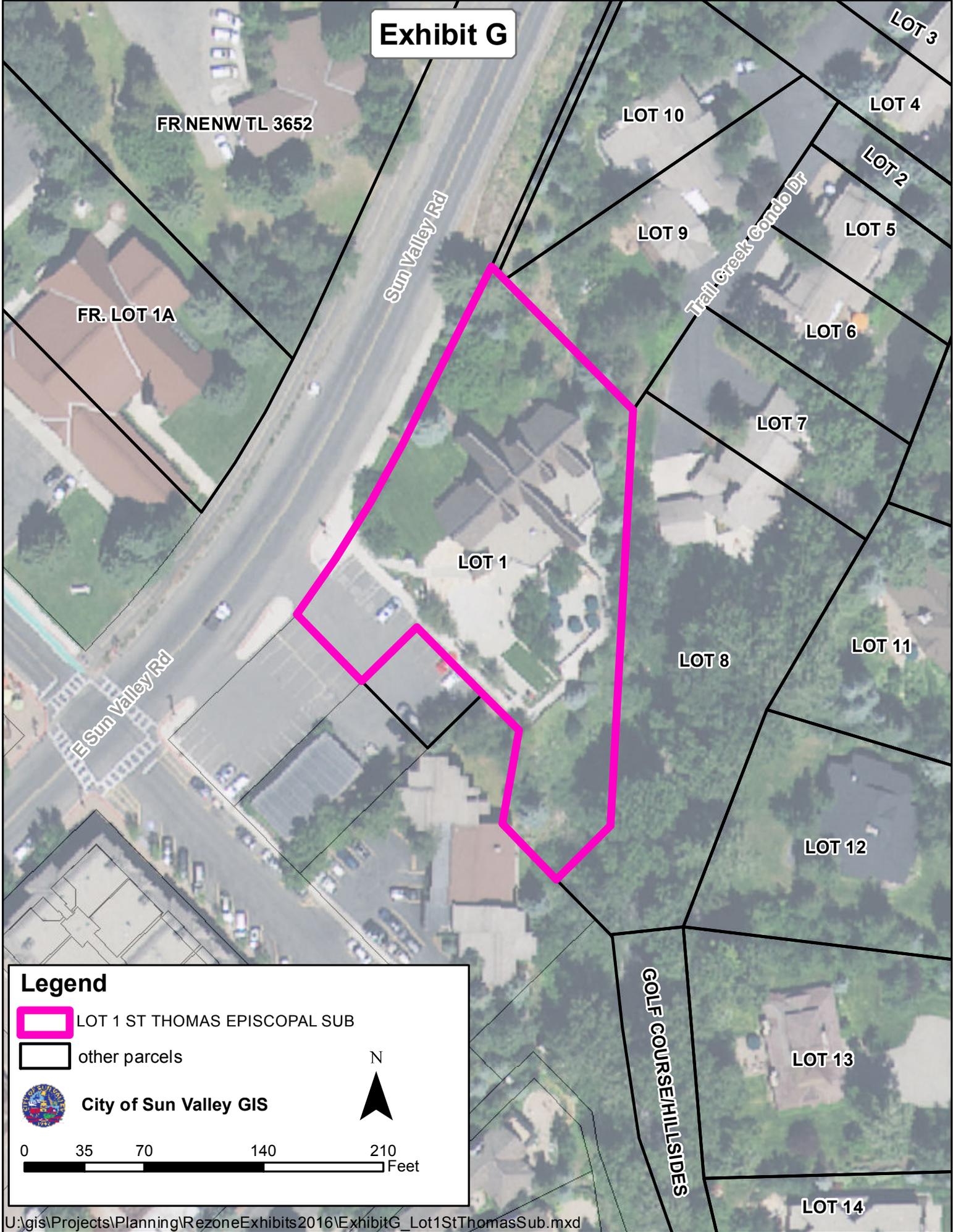
 other parcels

 City of Sun Valley GIS



0 45 90 180 270 Feet

# Exhibit G



**Legend**

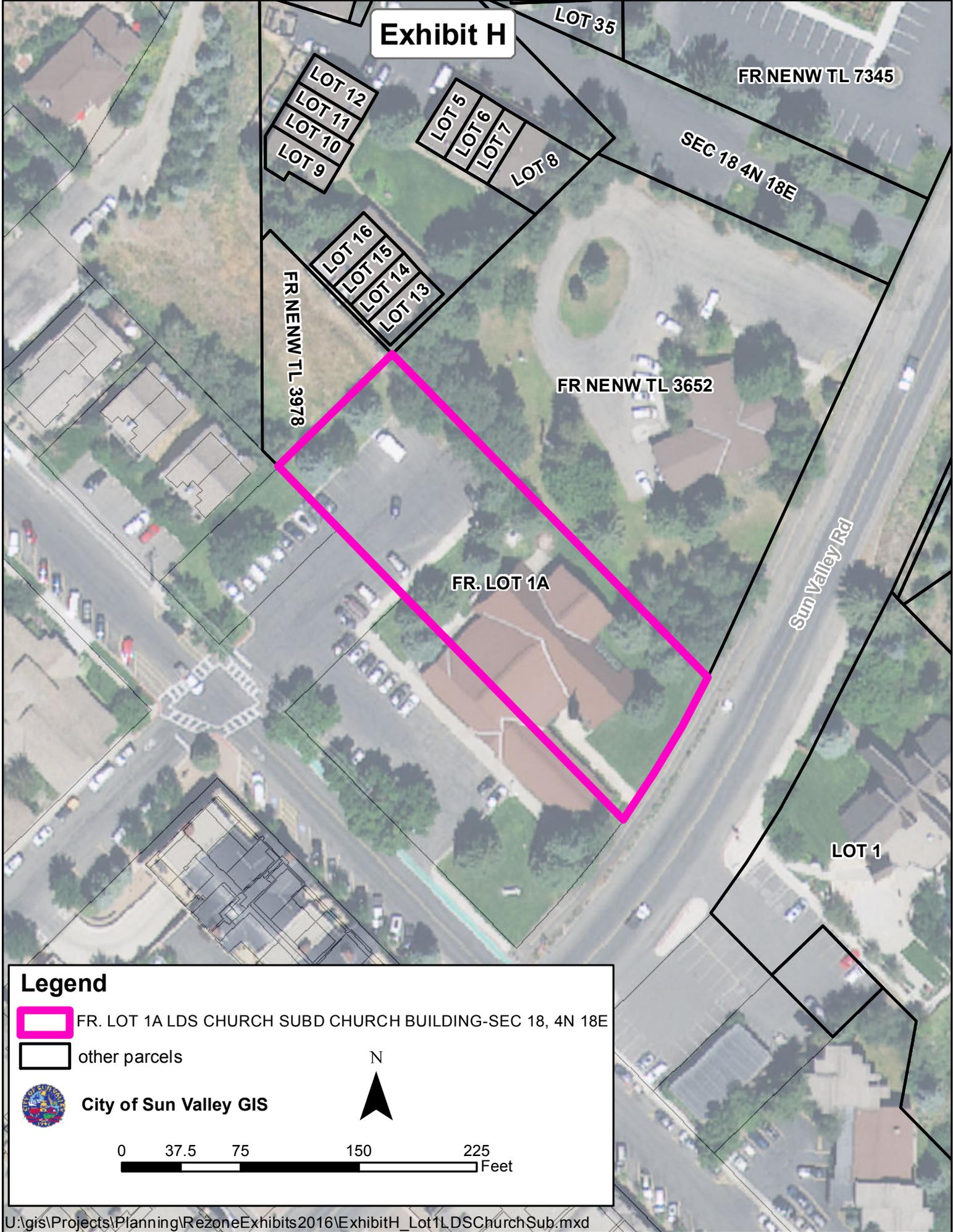
-  LOT 1 ST THOMAS EPISCOPAL SUB
-  other parcels

 **City of Sun Valley GIS**

 N

 0 35 70 140 210 Feet

# Exhibit H



**Legend**

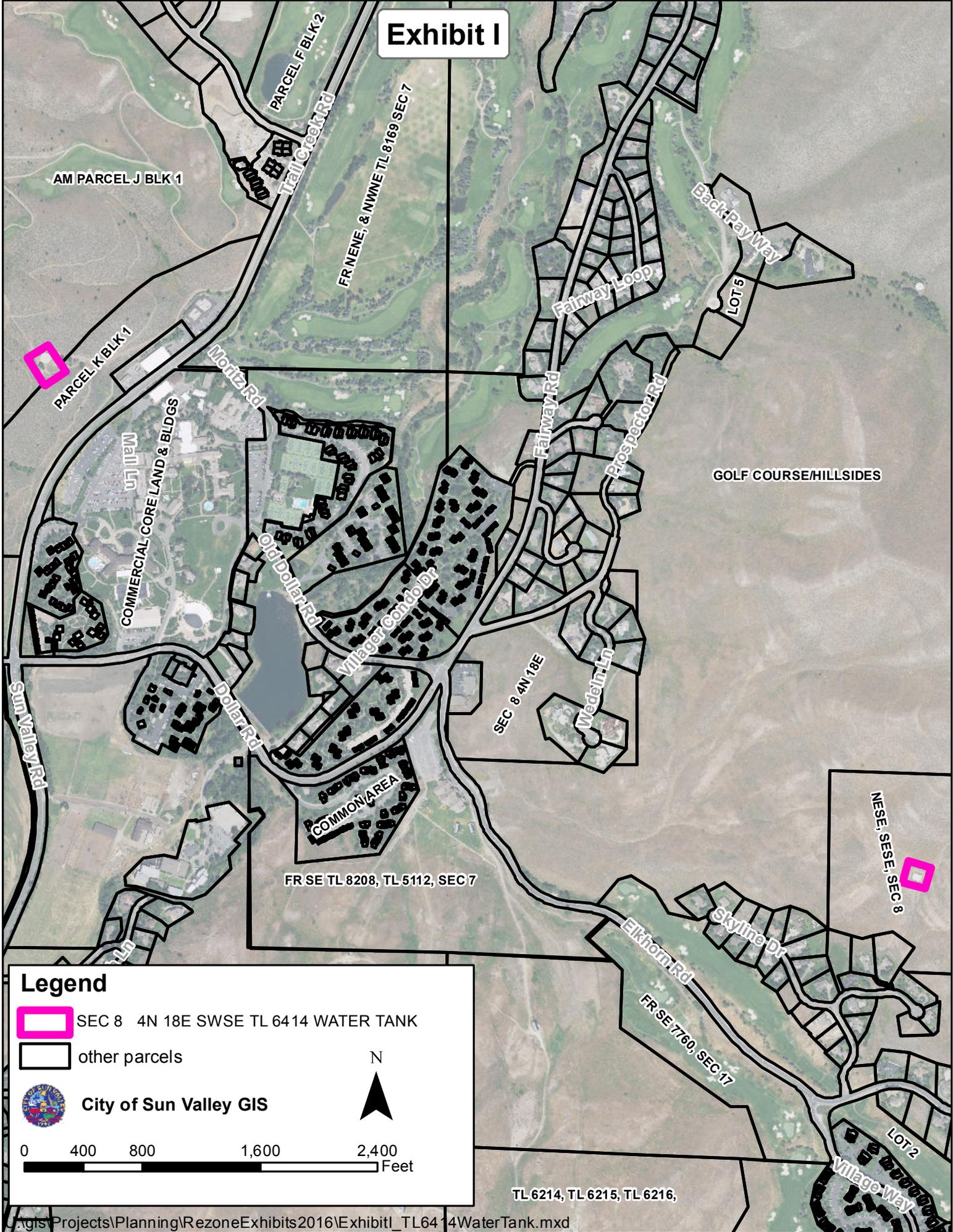
-  FR. LOT 1A LDS CHURCH SUBD CHURCH BUILDING-SEC 18, 4N 18E
-  other parcels

 **City of Sun Valley GIS**

 N

 0 37.5 75 150 225 Feet

# Exhibit I



AM PARCEL J BLK 1

PARCEL F BLK 2  
Trail Creek Rd

FR NENE, & NWNE TL 8169 SEC 7

PARCEL K BLK 1

COMMERCIAL CORE LAND & BLDGS  
Mall Ln

Moritz Rd

Fairway Loop

Back-Pay Way

GOLF COURSE/HILLSIDES

LOT 5

Fairway Rd

Prospector Rd

Old Dollar Rd

Villager Condo Dr

SEC 8 4N18E

Wedeln Ln

Sun Valley Rd

Dollar Rd

COMMON AREA

FR SE TL 8208, TL 5112, SEC 7

NENE, SESE, SEC 8

## Legend

 SEC 8 4N 18E SWSE TL 6414 WATER TANK

 other parcels

 City of Sun Valley GIS



0 400 800 1,600 2,400 Feet

TL 6214, TL 6215, TL 6216,

LOT 2

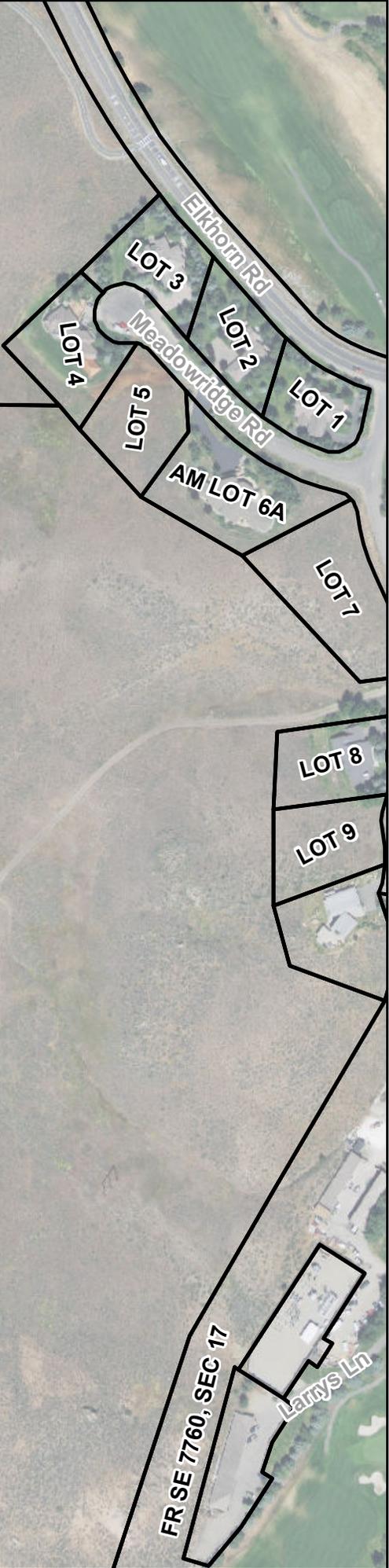
Village Way

# Exhibit J

PARCEL GC-5A

TL 6214, TL 6215, TL 6216,

TL 6190, TL 6191, TL 6192,



**Legend**

-  SEC 20 , 4N 18E NWNE TL 7781 WATER TANK
-  other parcels

 **City of Sun Valley GIS**

 N

0 125 250 500 750 Feet

# Exhibit K

TL 6214, TL 6215, TL 6216,

AM LOT 22A

FR NENE TL 6209

PARCELS E,HH,II,F,MM

Sagewillow Rd

AM LOT 20A

LOT 14

LOT 13

AM LOT 18A

## Legend

 FR NENE TL 6209 SUN VALLEY SEC 17, 4N 18E WATER TANK

 other parcels

 City of Sun Valley GIS



0 65 130 260 390 Feet

Horseshoe Rd

FR NW TL 6812

# Exhibit L

BLOCK 2-FUTURE PHASE

LOT 8

LOT 9

LOT 42

TL 6174, TL 6175, TL 6176,

Sage Creek Reservoir Rd

LOT 41

FR SWNE, TL 6164, TL 6288

LOT 14

**Legend**

-  FR SWNE, TL 6164, TL 6288 SUN VALLEY SEC 21 4N 18E WATER TANK
-  other parcels

 **City of Sun Valley GIS**

 N

 0 50 100 200 300 Feet

# Exhibit M

TL 6190, TL 6191, TL 6192,

FR SENE TL 4656

Larrys Ln

FR SENE TL 6442

FR SE 7760, SEC 17

LOT 10

LOT 9

**Legend**

-  FR SENE TL 6442 SUN VALLEY SEC 20
-  other parcels

 **City of Sun Valley GIS**

 N

 0 50 100 200 300 Feet

# Exhibit N

GOLF COURSE/HILLSIDES

Sun Valley Rd

LOT 16A

LOT 1 BLK 1

LOT 15

LOT 2 BLK 1

Silverweed Way

Snowbrush Ln

LOT 8

LOT 14

LOT 7

LOT 3 BLK 2

LOT 6

Bitterroot Rd

LOT 3

LOT 5

LOT 1A

## Legend

 LOT 2 BLK 1 BITTER ROUTE SUB WELL SITE

 other parcels



City of Sun Valley GIS



0 50 100 200 300 Feet

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

**From:** Jae Hill, AICP, CFM, Community Development Director  
**Meeting Date:** 20 October 2016

**VARIANCE (VR2016-02) & DESIGN REVIEW (DR2016-02)**

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**APPLICANT:** Marvin J. Anderson, AIA for 5GL, LLC

**LOCATION:** 5 Golf Lane, Sun Valley TL 8239 SEC 5 4N 18E

**ZONING:** Recreation (REC) Zoning District

**REQUEST:** Construction of a new 2,900 square foot maintenance facility (“barn”) requiring variance from the Title 9 requirements regarding driveway access standards.

**ANALYSIS:** The applicant has requested a Variance from the Title 9 “Design Review Regulations” [SVMC §9-3A-3.A.3, 9-3A-3.A.4, 9-3A-3.D.5] requiring access to the property that is compliant with Title 7 “Street, Pathway, and Parking Lot Design Criteria” [7-6].

The applicant has proposed improvements to the road which will make the access more conforming to Title 7 standards, but will not make the access fully conforming. The lower switchback will be widened to a curve radius of 27.5’.

The Fire Department has reviewed the data provided by the applicant and agreed that the road will meet minimum access for the department’s small-to-mid-sized apparatus under optimal conditions, but notes that maintenance and weather conditions could reduce the utility of the road.

**RELEVANT CODE SECTIONS:**

Per 9-3A-2.A, Design Review Standards *“shall apply to: Driveways, streets or trails; Excavation or land alteration; Any new building or structure; Other improvements including, but not limited to, decks over thirty inches (30”), fences, walls, landscaping, and lighting; Commercial, multi-tenant, or directional signs; Substantial demolition of significant principal structures or facilities, as determined by the director; and Any addition or alteration to the exterior of any existing building, structure, or other related improvement as described above.”*

From 9-3A-3:

*A.3. The siting of the proposed improvements complies with the adopted uniform fire code and any other applicable regulations regarding emergency vehicle access and circulation as set forth in title 7 of this code.*

*A.4. The proposed improvements are sited to meet the ingress, egress, and driveway standards and requirements set forth in title 7 of this code, and the siting standard in subsection A1 of this section.*

*D.5. Unobstructed access for fire and emergency vehicles complies with title 8 of this code and other applicable city regulations. Unobstructed access for snowplows, garbage trucks and similar service vehicles is provided to all necessary locations within the project.*

From 7-6-13 [Driveways]:

A. Design: Driveways should be designed to run with the existing natural contours of the land. **The driveway consists of a series of two switchbacks down the escarpment.**

B. Length: The minimum length of a driveway shall be twenty two feet (22') as measured from the property line, edge of right of way, edge of access easement or other similar purpose easement. **The driveway is over 1500 feet long from the gate to the barn, and several hundred feet more to the primary residence and turnaround.**

C. Slope: Driveways shall not exceed a ten percent (10%) slope over the length of the driveway, and a four percent (4%) slope within twenty two feet (22') of the intersection of the driveway with the street. **The maximum slope of the driveway is 9.03%.**

D. Inside Turning Radius: The inside turning radius of any driveway shall not be less than fifteen feet (15'). **While the minimum inside radius is 15' feet, the minimum outside radius could be determined as 35' (15' radius + 20' driveway width). The centerline of the proposed driveway radius is 27.5'.**

E. Width: Unless otherwise determined by the city fire chief, driveways shall be a minimum of twenty feet (20') of unobstructed width. **The driveway is proposed at 15' wide.**

F. Turnaround: As determined by the city fire chief, driveways shall provide adequate turnaround. (Ord. 455, 12-6-2012) **The turnaround is at the downhill and furthest end of the driveway, near the main residence; additional turnaround space shall be provided near the proposed barn as well.**

#### **PROJECT TIMELINE:**

**January 12, 2016:** the City of Sun Valley received Design Review application (DR2016-02) for a "barn" at 5 Golf Lane, a lot with the Assessor's Parcel ID of RPS000000024A. The parcel is split-zoned: the northern portion containing the pasture is zoned Recreational (REC) while the southern portion is zoned Single-Family Residential (RS-1) and contains the home and pool house. The application was assigned to Abby Rivin, Associate Planner, for review.

**January 28:** the City notified the applicant Design Review application was facially incomplete, missing both the required compliance statement and a construction management plan, which were later received on February 16 via email and February 23 via hardcopy.

**February 16:** the Design Review application was determined to be complete. During this completeness review, Staff concluded that the application materials met the requirements on the application checklist, but made no judgment or evaluation to the validity of the project or the compliance with other existing codes. An application can not be reviewed for compliance with the code without all required and necessary submittal materials.

**February 17:** the City informed the applicant that the Sun Valley Fire Department's Fire Code Official had completed his review of the application and had suggested conditions of approval for the Planning and Zoning Commission approval, which included upgrades to access and water service (to meet fire flow standards) to the property. City staff gave the applicant the option to either redesign to accommodate the suggested changes, or the alternative to include them with the Staff Report and Findings of Fact as Conditions of Approval.

**February 24:** initial public notice was posted on-site and in the Idaho Mountain Express twenty-one days before the hearing for publication. The project was agendaized for the March 10 Planning & Zoning Commission hearing.

**March 2:** the City received a request from Marvin Anderson Architects to postpone review of the application for 60 days.

**March 29:** the applicant requested that the application be placed on the June 9 Planning and Zoning Commission Agenda, and then asserted that all additional materials in response to the Fire Department's requests would be received by April 19.

**April 19:** the City received a legal brief from Scott Campbell – with the law firm Moffatt Thomas, representing the applicant and owner – objecting to the Fire Department's proposed conditions. No substantive changes to the application materials were provided with this brief.

**April 19:** the review period had been postponed by the Applicant since March 2<sup>nd</sup>, but with the new submittal items, the review period recommenced at this time. As now the application appeared to be escalating, the Community Development Director, Jae Hill, assumed review authority for the project. During analysis, the Director found that the proposed stable, located in the REC zone, met the definition of "Equestrian Uses" as defined in Sun Valley Municipal Code (SVMC) Section 9-1C-1: "the use of a site for the keeping of horses, including stables and paddocks." Per Table 9-2C-1, in SVMC § 9-2C-2, "Equestrian Uses, Indoor" in the REC zone are Conditionally Permitted.

The Director sent a letter to Marvin Anderson restating the timeline of approvals, postponements, and review periods; this letter also instructed the applicant that a Conditional Use Permit would be required and that the City required further input to proceed.

**April 20:** the City received a brief from Scott Campbell, from the law firm of Moffatt Thomas, objecting to the Conditional Use Permit requirement.

**April 28:** staff received both a CUP submittal from Marvin Anderson and another letter from Scott Campbell of Moffatt Thomas, stating that the application was being filed “under protest.”

**May 6:** the City informed the Applicant, Marvin Anderson, that the application materials had been received and would proceed to the June 9<sup>th</sup> agenda of the Planning and Zoning Commission.

**June 9:** The application was heard at a regularly scheduled Planning and Zoning Commission hearing. The meeting started with a site visit to the 5 Golf property. The applicant’s attorney appealed the Director’s determination that the proposed barn was an “equestrian use, indoor” per our code; the Commission found that barn was not an equestrian use, but rather an “accessory maintenance facility for a recreational use.” As staff review had not occurred under these auspices, the Commission directed Staff to bring the application back with appropriate review and findings. The applicant and their attorney made a number of suggestions – such as fire sprinklers, non-combustible construction, and water system upgrades – which could be reviewed at a continued hearing. The meeting was continued to July 28<sup>th</sup>.

**June 20:** The applicant, the owner’s representative, the City Fire Chief, Fire Code Official, Building Official, and Community Development Director met at the Sun Valley Fire Station to explore the alternative options as suggested on June 9<sup>th</sup>.

**July 13:** The City received an email from the Applicant stating that they would be proceeding with the application as originally submitted, with none of the June 9<sup>th</sup> suggested alterations.

**July 20:** The City received a letter from the Applicant more closely detailing their decision to not proceed with the revisions due to anticipated costs.

**July 28:** The application was continued to the regularly-scheduled Commission meeting of July 28<sup>th</sup>. After deliberation, the Commission concurred with Staff’s recommendation for denial of the application. The Commission directed staff to return with enhanced findings for denial.

**August 11:** The City received an application for a Variance from the Title 9 requirement for the Title 7 driveway standards. The application included a survey of the access road.

**August 17:** The City requested Auto-turn data to illustrate the accessibility of a Sun Valley Fire Department apparatus to the site.

**August 24:** The City deemed the Variance application complete, and again requested the Auto-turn data.

**September 16:** The City received the requested Auto-turn data from Marvin Anderson. The data shows that the lower switchback of the access road could be improved to accommodate Fire Department apparatus. Although the road would not be conforming to the Title 7 standards, it would be adequate for basic access by emergency responders under optimal conditions. The applicants will not, however, be

proceeding with upgraded standpipes or pumps to increase fire flow rates to the north end of the property.

**REQUIRED VARIANCE FINDINGS:**

1. The subject property is deprived, by provision of this title, of rights and privileges enjoyed legally by other properties in the vicinity and under the applicable zoning district because of the unique size, shape, topography or location of the subject property (a finding of undue hardship); **The necessary improvements to create Title 7 compliant access are practically and financially infeasible due to the constrained nature of the property – surrounded by the Sun Valley Golf Course, and located down a steep escarpment. Due to the agricultural nature of the northern portion of the lot, and due to the agricultural nature of the proposed structure, full compliance with Title 7 provisions are onerous. Future development of non-exempt structures or expansion of existing residential structures will require a fully-compliant access road/driveway.**

2. The need for the variance is not the result of actions of the applicant or property owner; **The current non-conforming access road has existed in some form since at least the 1960's, and the applicant proposes to make the road more conforming to current standards.**

3. The variance will not unreasonably diminish either the health, safety or welfare of the community neighborhood; **The required improvements though not conforming to Title 7 requirements will nevertheless improve access for emergency responders to the property.**

4. The variance is the only reasonable alternative to overcome the undue hardship; **Other alternatives, such as engineering the existing road fully to Title 7 standards, or obtaining an easement and constructing a new access road, are cost-prohibitive in relation to the value of the proposed agricultural structure.**

5. The variance is the minimum relief necessary to allow reasonable use of the subject property. **Allowing a more-conforming, non-conforming access will allow for development of the subject barn at relatively minimal expense.**

**CONCLUSION:**

The applicant has provided an access solution that is acceptable to the Sun Valley Fire Department for minimum access requirements for their small-to-mid-sized apparatus. In no way do the proposed improvements constitute a conforming road or conforming access to the remainder of the property, therefore any additional development on the site would still be required to conform to the Title 9 requirements for a Title 7 compliant access road or driveway.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission approve Variance 2016-02 with a condition of approval requiring construction of the improvements to the site access as indicated on the plans submitted to the City, dated 9/17/2016 and illustrating the minimum curve radius of 27.5' and a driveway thru-width of 15'.

Furthermore, Staff asserts that this Variance is only for the construction of the proposed structure. Any further expansion of uses on the property – to include enlargement of the existing structures or construction of new non-exempt structures – will require compliant access to the satisfaction of the Fire Chief and Fire Code Official at such time. Further habitable space on the property will require adequate fire flow for fire sprinklers and/or other suppression systems. A condition of approval to this effect has been included.

The Commission already denied the project and directed Staff to return with Findings of Denial. With the Approval of this Variance, Staff recommends that the Commission immediately reconsider their decision to deny Design Review 2016-02, and move approval of the Design Review application pursuant to the approved Variance request and the Staff-provided findings.

**RECOMMENDED MOTION:**

*“I move to approve Variance 2016-02, pursuant to the Conditions of Approval and the Findings of Fact.”*

After an affirmative vote has occurred, then, any commissioner who voted on the original denial may move to reconsider the vote:

*“I move to reconsider the denial of Design Review Application 2016-02.”*

Deliberation may then take place. Staff has provided approval findings for the project.

*“I move to approve Design Review Application 2016-02, pursuant to the Conditions of Approval and the Findings of Fact.”*

**ATTACHMENTS:**

1. Variance 2016-02, Findings of Fact and Conditions of Approval
2. Design Review 2016-02, Findings of Fact and Conditions of Approval
3. Application Materials

**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
CITY OF SUN VALLEY PLANNING & ZONING COMMISSION  
VARIANCE 2016-02**

Project Name:       **5 Golf Lane Stable**

Applicant:         **Marvin J. Anderson, AIA for 5GL, LLC**

Location:         **5 Golf Lane, Sun Valley TL 8239 SEC 5 4N 18E**

Zoning District:   **Recreation (REC) Zoning District**

Project Description: The applicant has submitted an application for the construction of a new 2,900 square foot “accessory maintenance use for recreational uses” – a permitted use in the Recreation (REC) Zoning District in which this property is located.

Project Analysis: The proposed structure meets all setback and height requirements for the zoning district, but the property does not meet the minimum driveway standards as identified in SVMC § 7-6-13 and therefore required approval of Variance 2016-02. All other currently existing uses on the property constitute previously-existing, legally-nonconforming uses and may continue to exist in their current state, without addition or enlargement.

Required Findings: Based on the standards set forth in **Sun Valley Municipal Code**, Title 9, Chapter 5, Article B, Section 8 (**VARIANCES**), the Planning Commission has made the following findings supporting approval of the application:

1. The subject property is deprived, by provision of this title, of rights and privileges enjoyed legally by other properties in the vicinity and under the applicable zoning district because of the unique size, shape, topography or location of the subject property (a finding of undue hardship); **The necessary improvements to create Title 7 compliant access are practically and financially infeasible due to the constrained nature of the property – surrounded by the Sun Valley Golf Course, and located down a steep escarpment. Due to the agricultural nature of the northern portion of the lot, and due to the agricultural nature of the proposed structure, full compliance with Title 7 provisions are onerous. Future development of non-exempt structures or expansion of existing residential structures will require a fully-compliant access road/driveway.**
2. The need for the variance is not the result of actions of the applicant or property owner; **The current non-conforming access road has existed in some form since at least the 1960’s, and the applicant proposes to make the road more conforming to current standards.**
3. The variance will not unreasonably diminish either the health, safety or welfare of the community neighborhood; **The required improvements though not conforming to Title 7 requirements will nevertheless improve access for emergency responders to the property.**
4. The variance is the only reasonable alternative to overcome the undue hardship; **Other alternatives, such as engineering the existing road fully to Title 7 standards, or obtaining an easement and**

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constructing a new access road, are cost-prohibitive in relation to the value of the proposed agricultural structure.

5. The variance is the minimum relief necessary to allow reasonable use of the subject property. **Allowing a more-conforming, non-conforming access will allow for development of the subject barn at relatively minimal expense.**

The Commission further finds that:

6. **This Variance from the Title 9 requirement for applicable Title 7 road standards is granted with special regards to the agricultural nature of the proposed structure, the potential exemption from certain building code requirements for the proposed structure under State law, the relative cost of fully-compliant road and fire-sprinkler requirements versus the cost of the proposed structure, and the lack of habitable space in the structure. Nothing in this approval constitutes a precedent for the remainder of the property, or for other requests for variances within the City of Sun Valley.**

#### CONDITIONS OF APPROVAL

1. **Approval of Variance 2016-02 is subject to, and dependent upon, construction of the improvements to the site access as indicated on the plans submitted to the City, dated 9/17/2016 and illustrating a minimum curve radius of 27.5' and a driveway thru-width of 15'. Such road improvements must be completed before construction of the proposed structure can begin.**
2. **This Variance approval pertains only to the construction of the proposed "accessory maintenance facility" ("barn") structure identified in Design Review Application DR2016-02. Any further expansion of uses on the property – to include enlargement of the existing structures or construction of new non-exempt structures – will require compliant access to the satisfaction of the Fire Department, International Fire Code, Title 7 requirements, and other such regulations at that time. Further development or expansion of eligible structures on the property will require adequate fire flow for fire suppression systems.**

**CONCLUSIONS OF LAW**

Therefore, this project does meet the standards for approval of a Variance under Title 9, Chapter 5, Article B, Section 8, of the City of Sun Valley Municipal Code.

**DECISION**

Therefore, the Sun Valley Planning and Zoning Commission approves this Variance Application No. VR2016-02.

Dated this 20th day of October, 2016.

\_\_\_\_\_  
Ken Herich, Chair  
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed \_\_\_\_\_

**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
CITY OF SUN VALLEY PLANNING & ZONING COMMISSION  
DESIGN REVIEW 2016-02**

Project Name:           **5 Golf Lane Stable**

Applicant:             **Marvin J. Anderson, AIA for 5GL, LLC**

Location:              **5 Golf Lane, Sun Valley TL 8239 SEC 5 4N 18E**

Zoning District:       **Recreation (REC) Zoning District**

Project Description: The applicant has submitted an application for the construction of a new 2,900 square foot “accessory maintenance use for recreational uses” – a permitted use in the Recreation (REC) Zoning District in which this property is located.

Project Analysis: The proposed 2,900sf structure meets all setback (35’ of 35’) and height (33’ of 44’) requirements for the zoning district, but the property does not meet the minimum driveway standards as identified in SVMC § 7-6-13 and therefore required approval of Variance 2016-02. All other currently existing uses on the property constitute previously-existing, legally-nonconforming uses and may continue to exist in their current state, without addition or enlargement.

Required Findings: Based on the standards set forth in **Sun Valley Municipal Code, Title 9, Chapter 3A (DESIGN REVIEW REGULATIONS)**, the Planning Commission has made the following findings supporting denial, pursuant to **Development Code Section 9-5B-3 (DESIGN REVIEW)**.

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The proposed structure complies with all applicable standards appropriate for such structures within the Recreation (REC) Zoning District including setbacks (35’ of required 35’), height (33’ of maximum 44’), and open space.**
2. The proposed design is in conformance with the standards for design review as set forth in Chapter 3A (design review regulations) of this Title. **The structure is in conformance with all applicable standards for design review because it is appropriately located on the existing lot with regards to Trail Creek and suitable access. The high quality materials and natural colors utilized are consistent with the surrounding neighborhood and the greater Sun Valley area. As conditioned, the structure will increase accessibility by emergency services and will be more conforming to the required driveway standards in Title 7.**
3. The proposed design does not significantly impact the natural, scenic character and aesthetic value of hillsides, ridges, ridgelines, ridge tops, knolls, saddles, and summits in the City. **The structure is not located atop any ridgelines, and is screened from Trail Creek and much of the golf course by vegetation.**
4. The proposed design is in context and complimentary to adjacent properties. **The proposed structure is not dissimilar in size and massing to many of the existing structures in the vicinity and the city in general.**

5. The proposed design is compatible with the community character and scale of the neighborhood. **The new structure will give an agricultural aesthetic to a parcel predominantly used for equestrian recreation, in an area surrounded by such uses.**
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **The project proposal has adequate snow protection, snow storage areas, and basic connection to public utilities. As conditioned, the project meets the requirements of the Sun Valley Fire Department for emergency access.**
7. The proposed design is of quality architectural character and materials. **The proposed design of the structure utilizes a classic “barn” design and high quality materials.**
8. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. **The subject site is designated as Recreation by the Future Land Use Map of the Comprehensive Plan; the REC Zoning District implements that designation. The proposed single-structure is consistent with all applicable provisions of the REC Zoning District.**

#### CONDITIONS OF APPROVAL

1. **This approval is subject to, and conditioned upon, approval of associated Variance 2016-02.**
2. **The proposed structure may not be converted to habitable and/or conditioned space – in part or whole – without first providing Title 7 compliant access, upgrading the water system on site to provide suitable flows for fire suppression, and installing an appropriate fire suppression system inside the structure.**
3. **Design Review approval is good for one year from the date of approval, unless extended pursuant to Sun Valley Municipal Code Section 9-5A-8.**
4. **Applicant and their representatives shall comply with all applicable City codes and ordinances, including those related to noise (Section 4-4D-2 and 3) and water pollution control (Section 4-4C-2).**
5. **Any permits issued during the 10-day appeal period provided for under section 9-5A-9 may be subject to a stop work order in the event of an appeal. Any work commenced during the appeal period shall be at the applicant’s own risk.**
6. **Approval is specific to the project drawings and the construction management plan received by the City of Sun Valley on January 12 and September 17, 2016.**
7. **No modifications to the approved plans shall be made without written permission of the Community Development Director, Building Official, and Fire Code Official.**

**CONCLUSIONS OF LAW**

Therefore, this project does meet the standards for approval under Title 9, Chapter 3A, City of Sun Valley Municipal Code.

**DECISION**

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR2016-02.

Dated this 20th day of October, 2016.

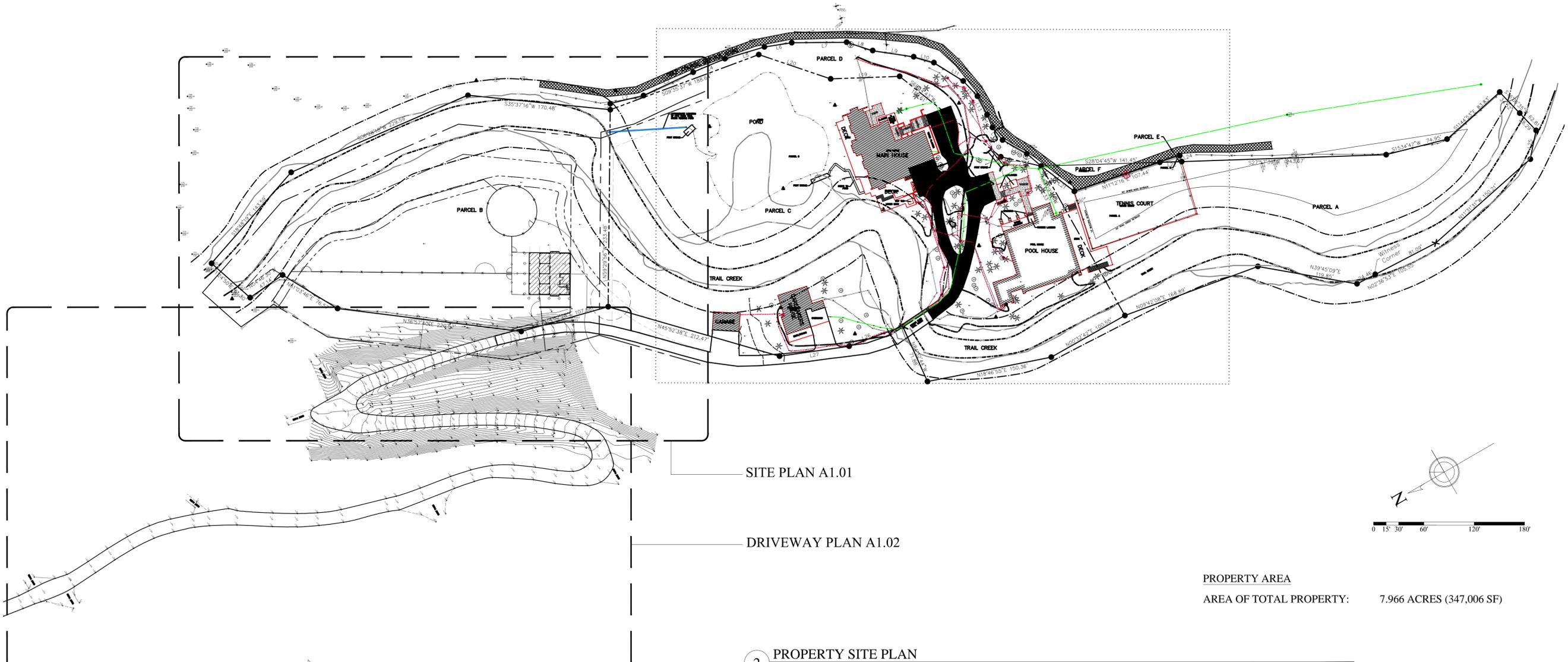
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Ken Herich, Chair  
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed \_\_\_\_\_





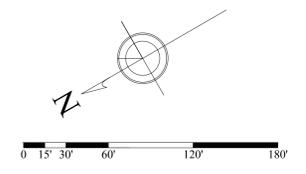
1 VICINITY MAP  
NOT TO SCALE



SITE PLAN A1.01

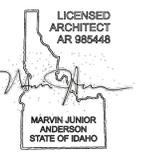
DRIVEWAY PLAN A1.02

PROPERTY AREA  
AREA OF TOTAL PROPERTY: 7.966 ACRES (347,006 SF)



2 PROPERTY SITE PLAN  
SCALE: 1" = 60'-0"

GENERAL  
INFORMATION

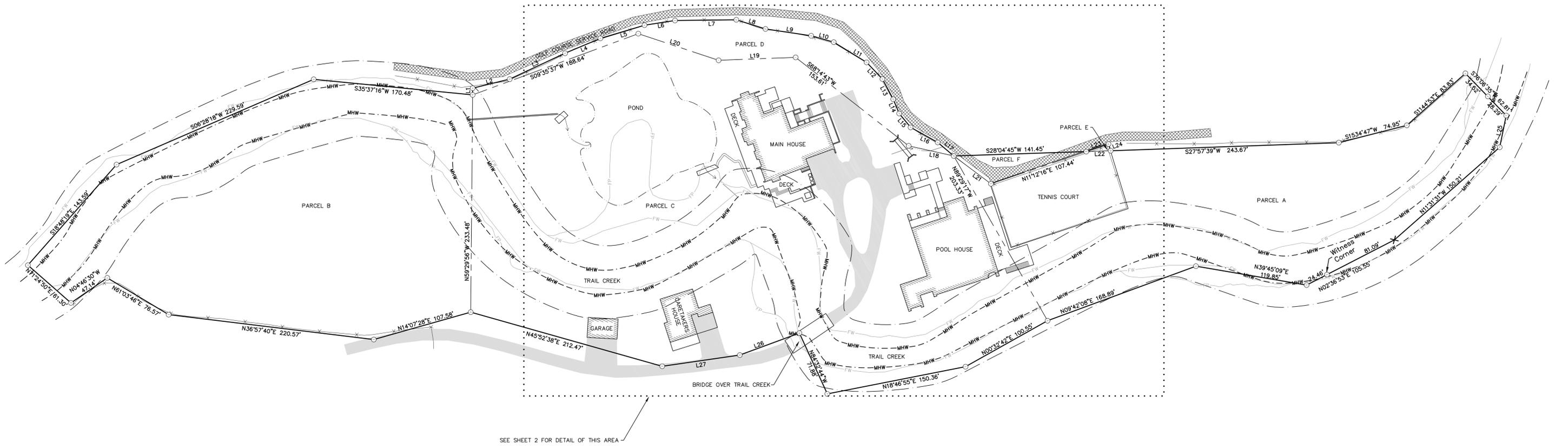
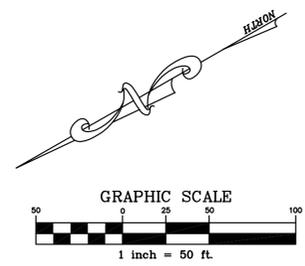


Scale: As Shown  
Drawn:  
Checked: MJA  
Date: OCTOBER 15, 2015  
Issue: DESIGN REVIEW SET  
Revisions:  
AUGUST 11, 2016

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.20'	S 60°02'21" E
L2	40.72'	S 16°13'01" W
L3	65.36'	S 04°43'46" W
L4	40.91'	S 07°02'18" W
L5	49.16'	S 13°19'40" W
L6	32.96'	S 21°01'54" W
L7	65.40'	S 29°21'28" W
L8	32.68'	S 47°32'33" W
L9	49.35'	S 38°31'53" W
L10	25.05'	S 45°53'31" W
L11	41.24'	S 61°43'51" W
L12	24.66'	S 78°31'00" W
L13	24.60'	N 87°50'11" W
L14	16.53'	N 82°36'36" W
L15	19.25'	S 80°48'39" W
L16	33.16'	S 59°10'28" W
L17	22.53'	S 70°29'14" W
L18	49.38'	S 42°42'51" W
L19	82.34'	S 27°49'37" W
L20	90.32'	S 48°27'24" W
L21	49.65'	S 66°59'31" W
L22	26.12'	S 28°04'45" W
L23	25.15'	S 11°12'16" W
L24	7.98'	N 77°41'29" W
L25	34.77'	N 48°34'59" W
L26	67.82'	N 09°36'56" E
L27	83.74'	N 21°44'55" E

- LEGEND**
- EXTERIOR PARCEL BOUNDARY
  - - - INTERIOR PARCEL BOUNDARY
  - - - MHW MEAN HIGH WATER (8/2011)
  - - - FENCE LINE
  - - - CREEK LINE
  - - - EDGE OF WATER
  - - - 25' RIPARIAN SETBACK
  - - - FW FEMA FLOODWAY LINE
  - - - FP FEMA FLOODPLAIN LINE
  - ▨ ASPHALT
  - ▨ GOLF COURSE SERVICE ROAD
  - ▨ EXISTING BUILDING
  - FOUND 1/2" REBAR
  - + CALCULATED POINT, FALLS IN WATER

- NOTES**
- 1) This is not a Boundary Survey. Please refer to the recorded documents for boundary information.
  - 2) Utility locations are approximate and locations should be verified before any excavation.



NO	DATE	BY	REVISIONS

**Galena Engineering Inc.**  
 Civil Engineers & Land Surveyors  
 680 Second Avenue North  
 P.O. Box 425  
 Ketchum, Idaho 83340  
 (208) 726-4729  
 (208) 726-4783 fax  
 email galena@galena-engineering.com

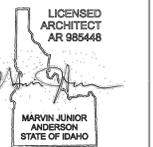
**REUSE OF DRAWINGS**  
 These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc..

11-04/21-28 FIELD BOOK	DESIGNED BY	DATE
	BWH/SMF	8/24/11
	DRAWN BY	DATE
	BDY	8/24/11
	CHECKED BY	DATE

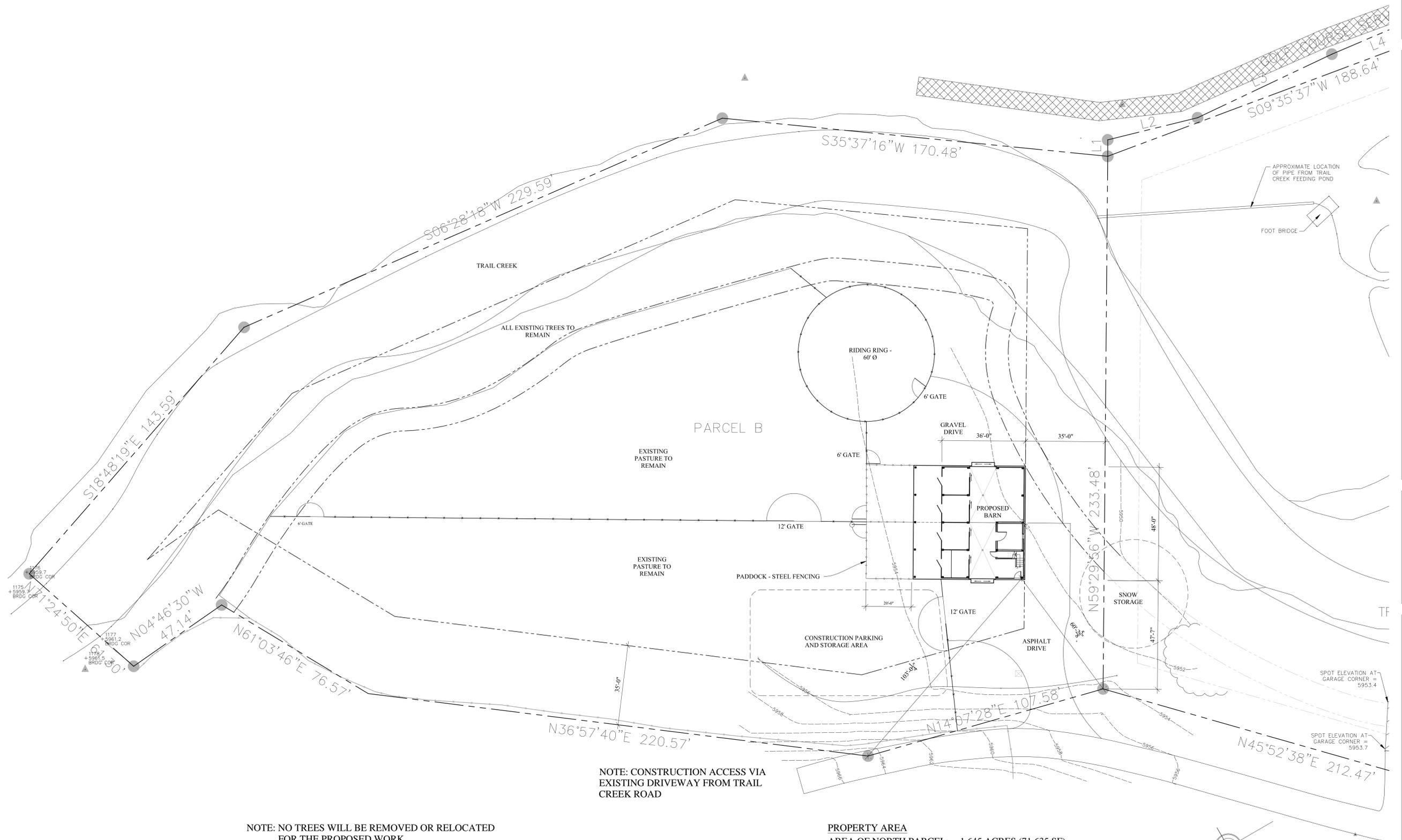
A PARTIAL TOPOGRAPHIC SURVEY SHOWING  
**TAX LOT 6577**  
 WITHIN SECTION 5, T.4N., R.18E., B.M., CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO  
 PREPARED FOR 5 GL LLC

PROJECT INFORMATION  
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SITE PLAN



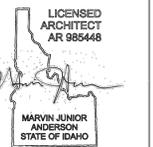
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Date: OCTOBER 15, 2015  
Issue: DESIGN REVIEW SET  
Revisions:  
FEBRUARY 10, 2016



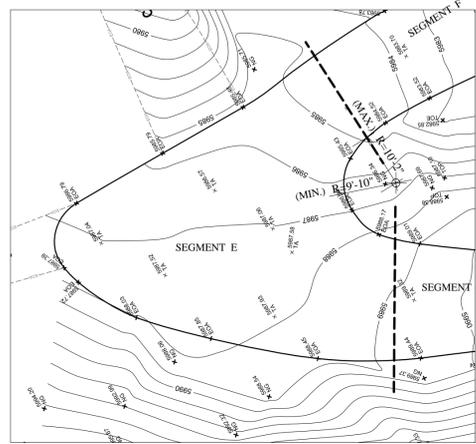
NOTE: NO TREES WILL BE REMOVED OR RELOCATED FOR THE PROPOSED WORK

NOTE: CONSTRUCTION ACCESS VIA EXISTING DRIVEWAY FROM TRAIL CREEK ROAD

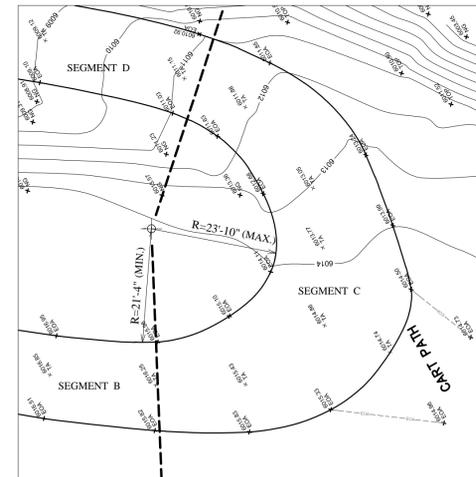
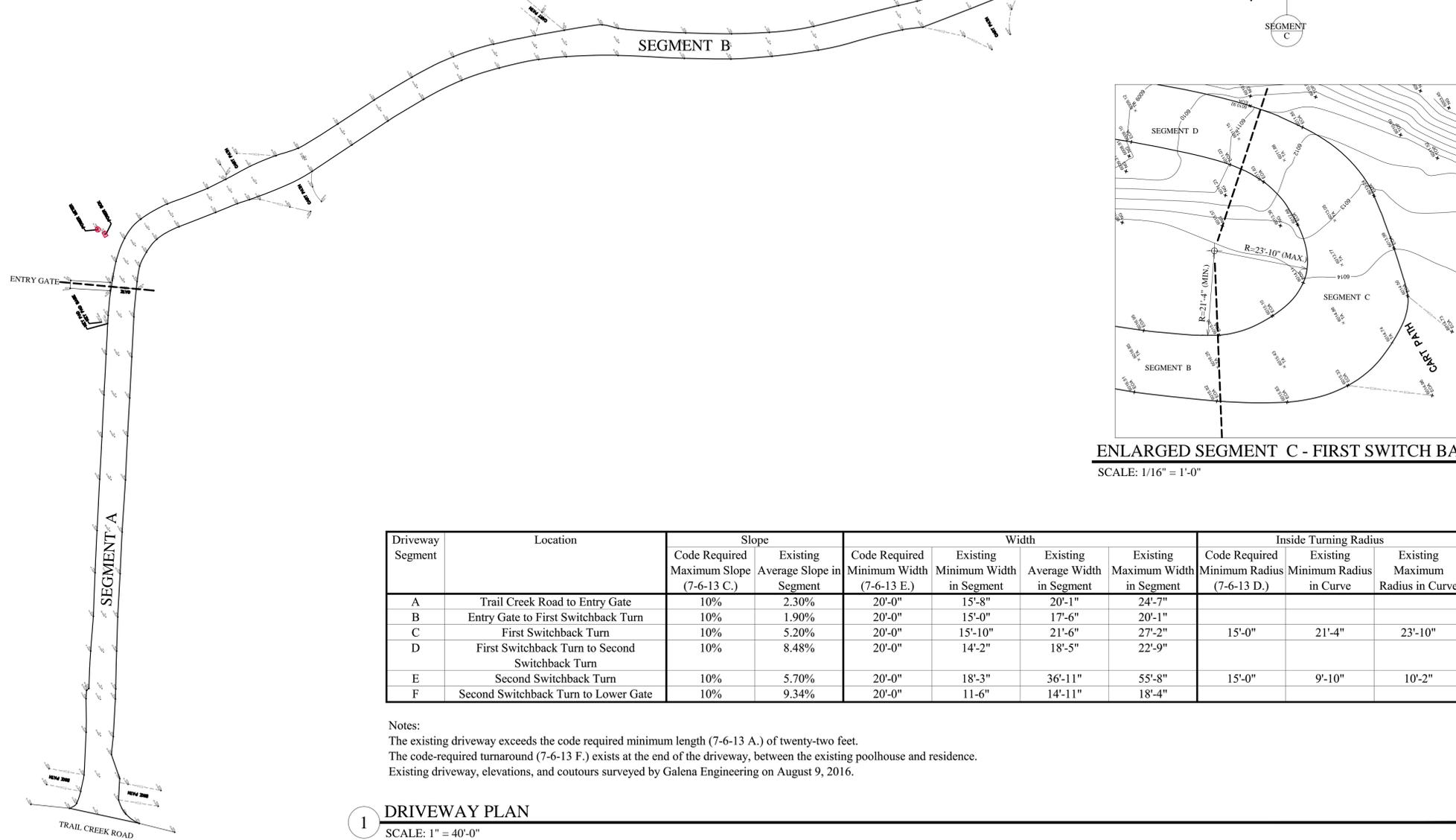
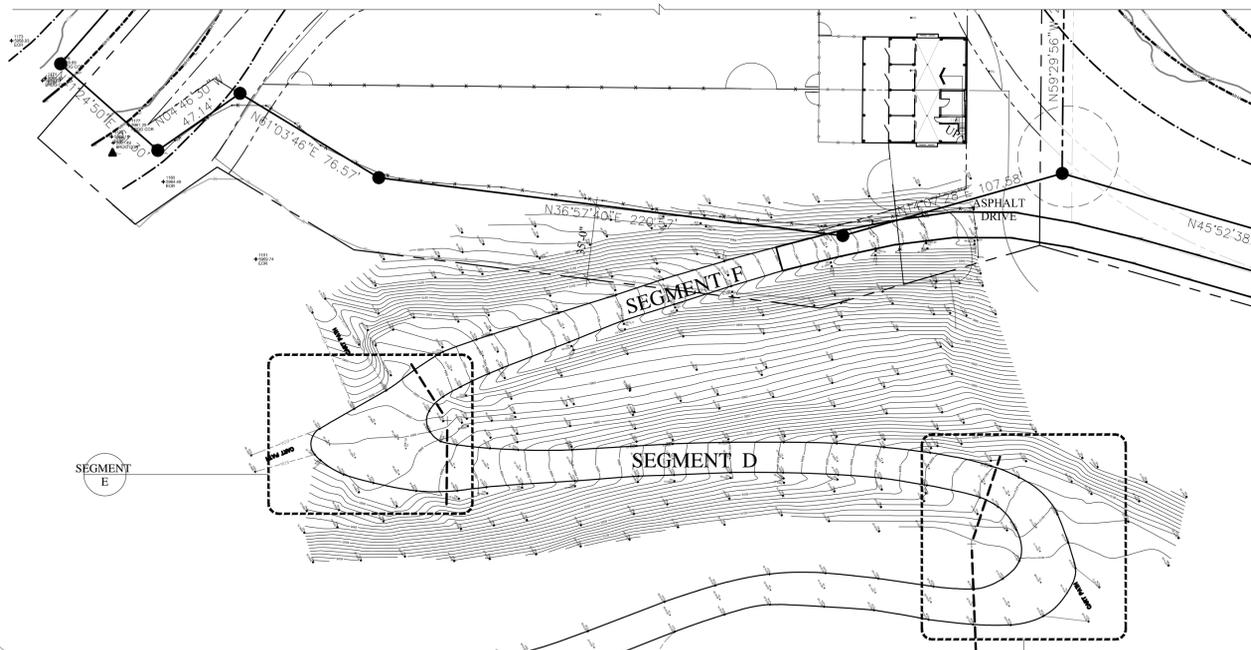
PROPERTY AREA  
AREA OF NORTH PARCEL: 1.645 ACRES (71,635 SF)



Scale: As Shown  
Drawn: DRIVEWAY PLAN  
Checked: MJA  
Date: AUGUST 11, 2016  
Issue:  
Revisions:



**ENLARGED SEGMENT E - SECOND SWITCH BACK**  
SCALE: 1/16" = 1'-0"

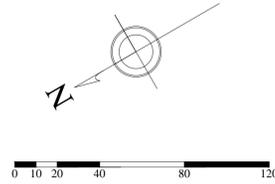


**ENLARGED SEGMENT C - FIRST SWITCH BACK**  
SCALE: 1/16" = 1'-0"

Driveway Segment	Location	Slope		Width				Inside Turning Radius		
		Code Required Maximum Slope (7-6-13 C.)	Existing Average Slope in Segment	Code Required Minimum Width (7-6-13 E.)	Existing Minimum Width in Segment	Existing Average Width in Segment	Existing Maximum Width in Segment	Code Required Minimum Radius (7-6-13 D.)	Existing Minimum Radius in Curve	Existing Maximum Radius in Curve
A	Trail Creek Road to Entry Gate	10%	2.30%	20'-0"	15'-8"	20'-1"	24'-7"			
B	Entry Gate to First Switchback Turn	10%	1.90%	20'-0"	15'-0"	17'-6"	20'-1"			
C	First Switchback Turn	10%	5.20%	20'-0"	15'-10"	21'-6"	27'-2"	15'-0"	21'-4"	23'-10"
D	First Switchback Turn to Second Switchback Turn	10%	8.48%	20'-0"	14'-2"	18'-5"	22'-9"			
E	Second Switchback Turn	10%	5.70%	20'-0"	18'-3"	36'-11"	55'-8"	15'-0"	9'-10"	10'-2"
F	Second Switchback Turn to Lower Gate	10%	9.34%	20'-0"	11'-6"	14'-11"	18'-4"			

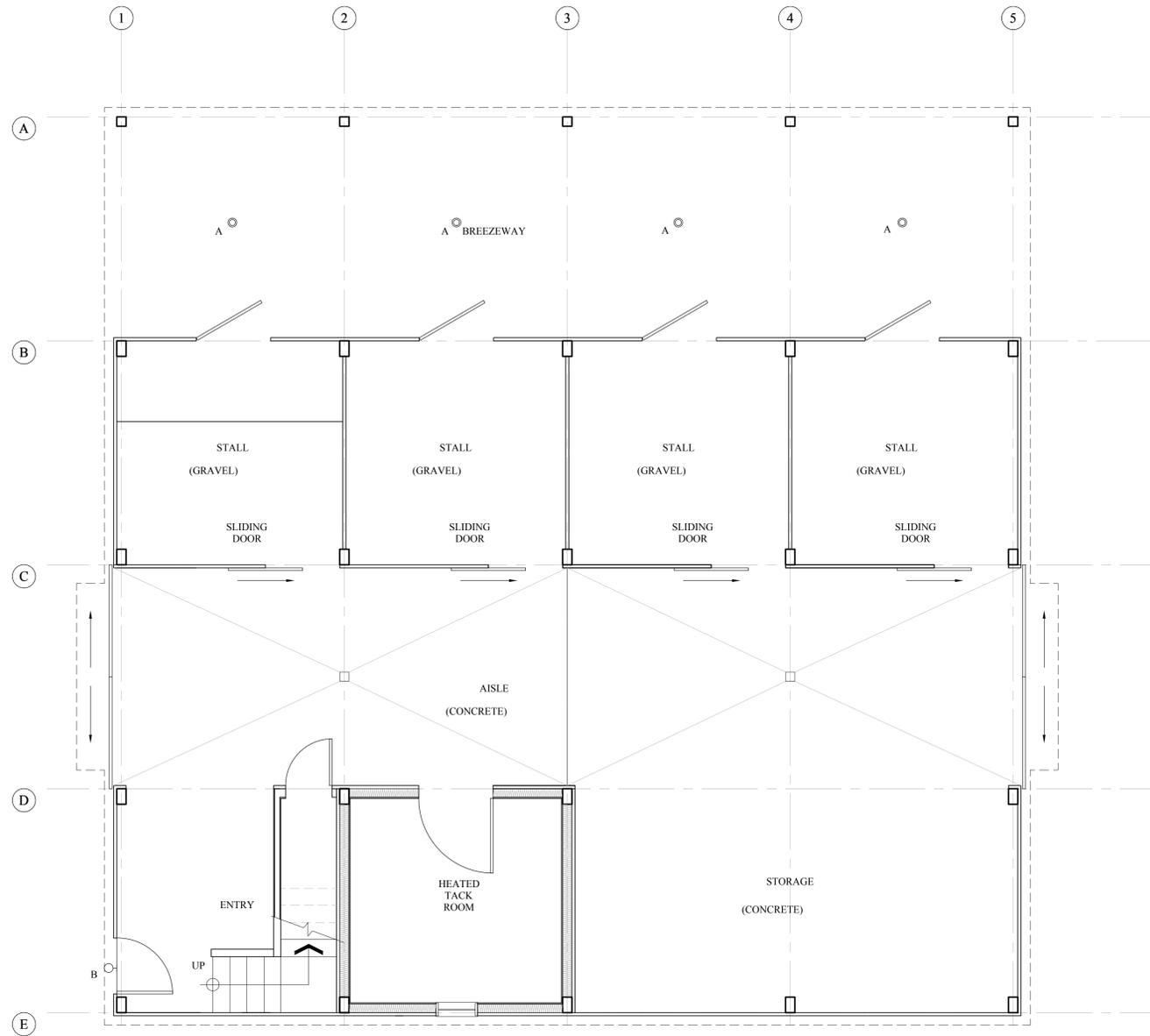
Notes:  
The existing driveway exceeds the code required minimum length (7-6-13 A.) of twenty-two feet.  
The code-required turnaround (7-6-13 F.) exists at the end of the driveway, between the existing poolhouse and residence.  
Existing driveway, elevations, and contours surveyed by Galena Engineering on August 9, 2016.

**1 DRIVEWAY PLAN**  
SCALE: 1" = 40'-0"



5GL  
BARN

5 Golf Lane  
Sun Valley, Idaho 8335



A. EXTERIOR BREEZEWAY LIGHT  
ARK LIGHTING: STANDARD DOME (AS18)  
LUMEN OUTPUT: 4500 LM

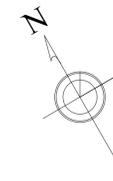


B. EXTERIOR WALL LIGHT  
ARK LIGHTING: STANDARD DOME WITH GOOSENECK BRACKET  
(AS18-AGB103)  
LUMEN OUTPUT: 4500 LM

FIRST FLOOR SQ. FT. CALCULATION

INTERIOR AREA	1748 SF
COVERED BREEZEWAY	576 SF
<b>TOTAL</b>	<b>2304 SF</b>

OCCUPANCY CLASSIFICATION - GROUP U, BARN  
TYPE OF CONSTRUCTION - TYPE V-B



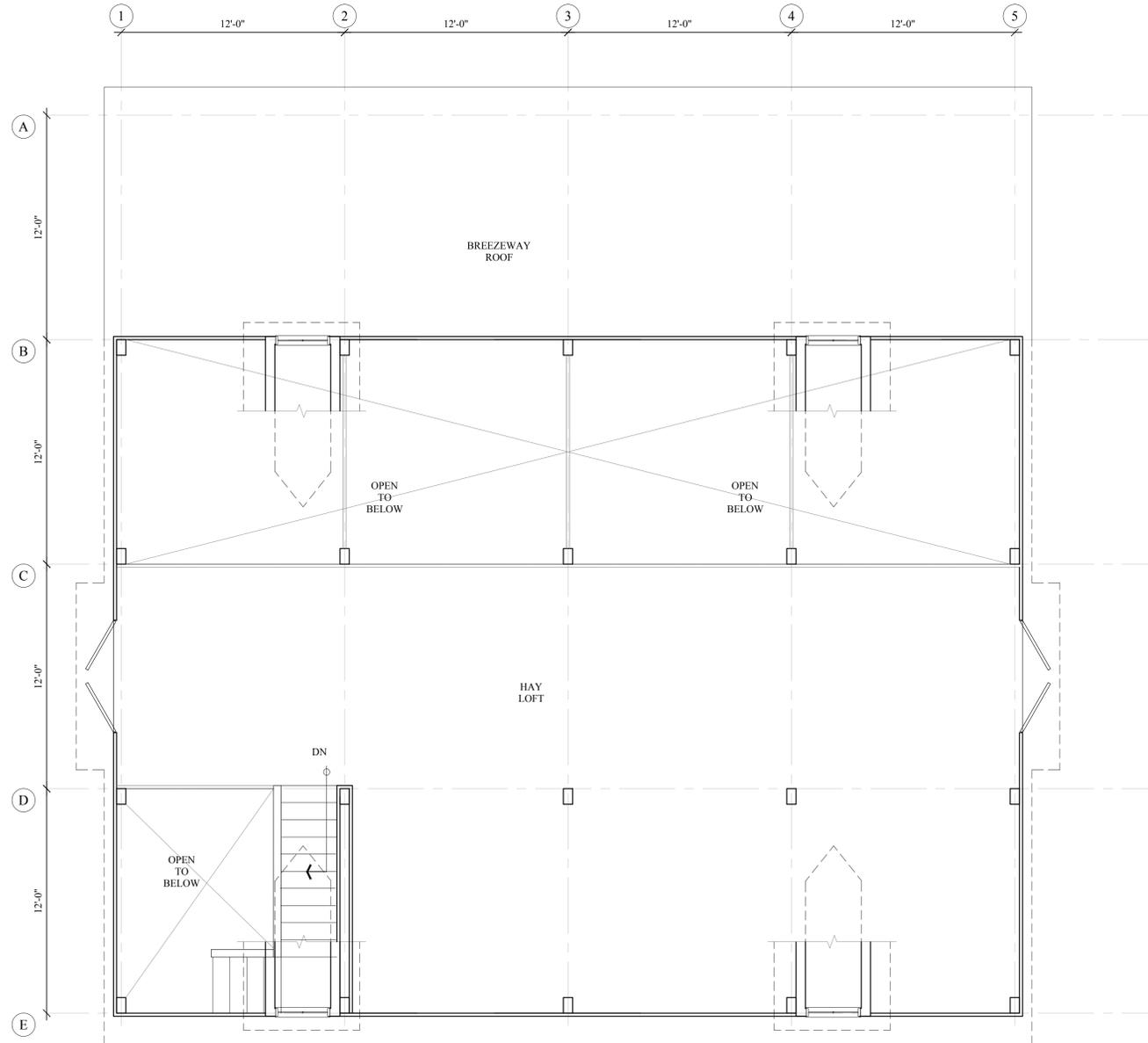
FIRST FLOOR  
PLAN

Scale: 1/4" = 1'-0"  
Drawn:  
Checked: MJA  
Date: OCTOBER 21, 2015  
Issue: DESIGN REVIEW SET  
Revisions:

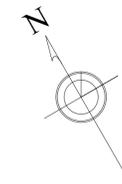
5GL  
BARN

5 Golf Lane  
Sun Valley, Idaho 8335

SECOND FLOOR  
PLAN



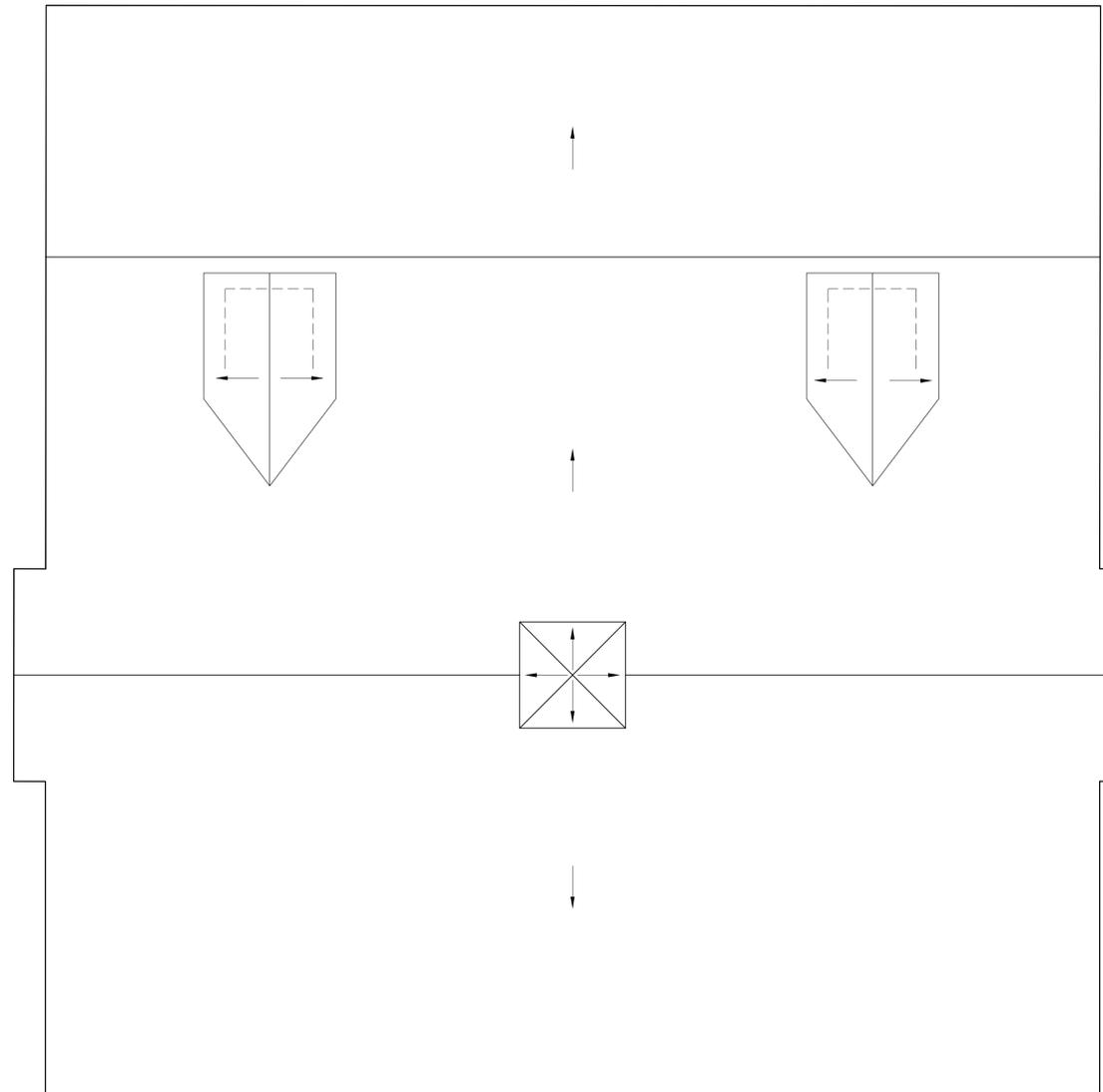
UPPER FLOOR SQ. FT. CALCULATION  
LOFT AREA: 1152 SF



Scale: 1/4"=1'-0"  
Drawn:  
Checked: MJA  
Date: OCTOBER 21, 2015  
Issue: DESIGN REVIEW SET  
Revisions:

5GL  
BARN

5 Golf Lane  
Sun Valley, Idaho 8335



ROOF CALCULATION

TOTAL ROOF AREA: 2498 SF  
ROOF AREA ABOVE 30': 25 SF  
ROOF AREA ABOVE 35': 0 SF

ROOF AREA BETWEEN 30' AND 35': 25 SF  
(~1% OF TOTAL ROOF AREA)



ROOF PLAN

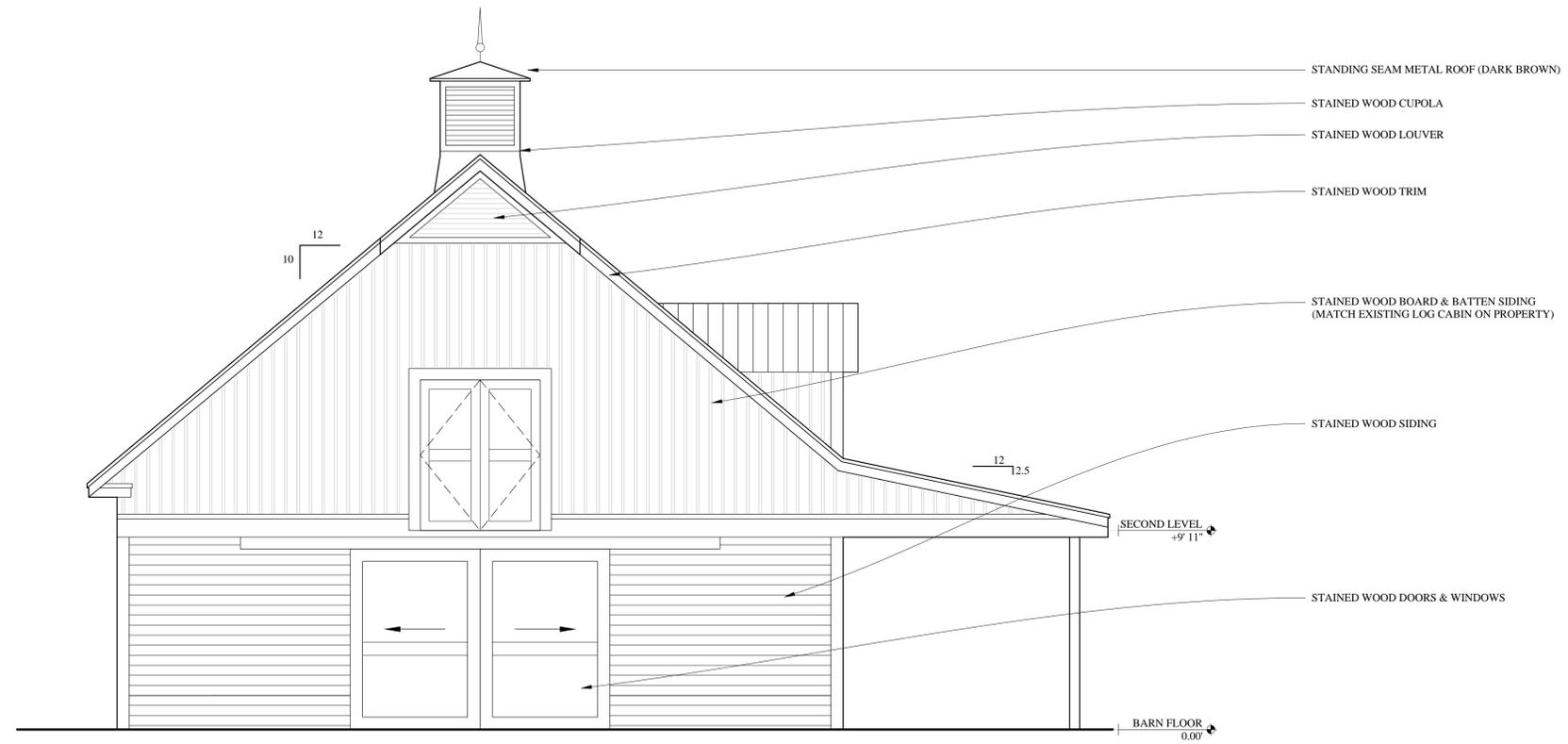
Scale: 1/4"=1'-0"  
Drawn:  
Checked: MJA  
Date: OCTOBER 21, 2015  
Issue: DESIGN REVIEW SET  
Revisions:

5GL  
BARN

5 Golf Lane  
Sun Valley, Idaho 8335

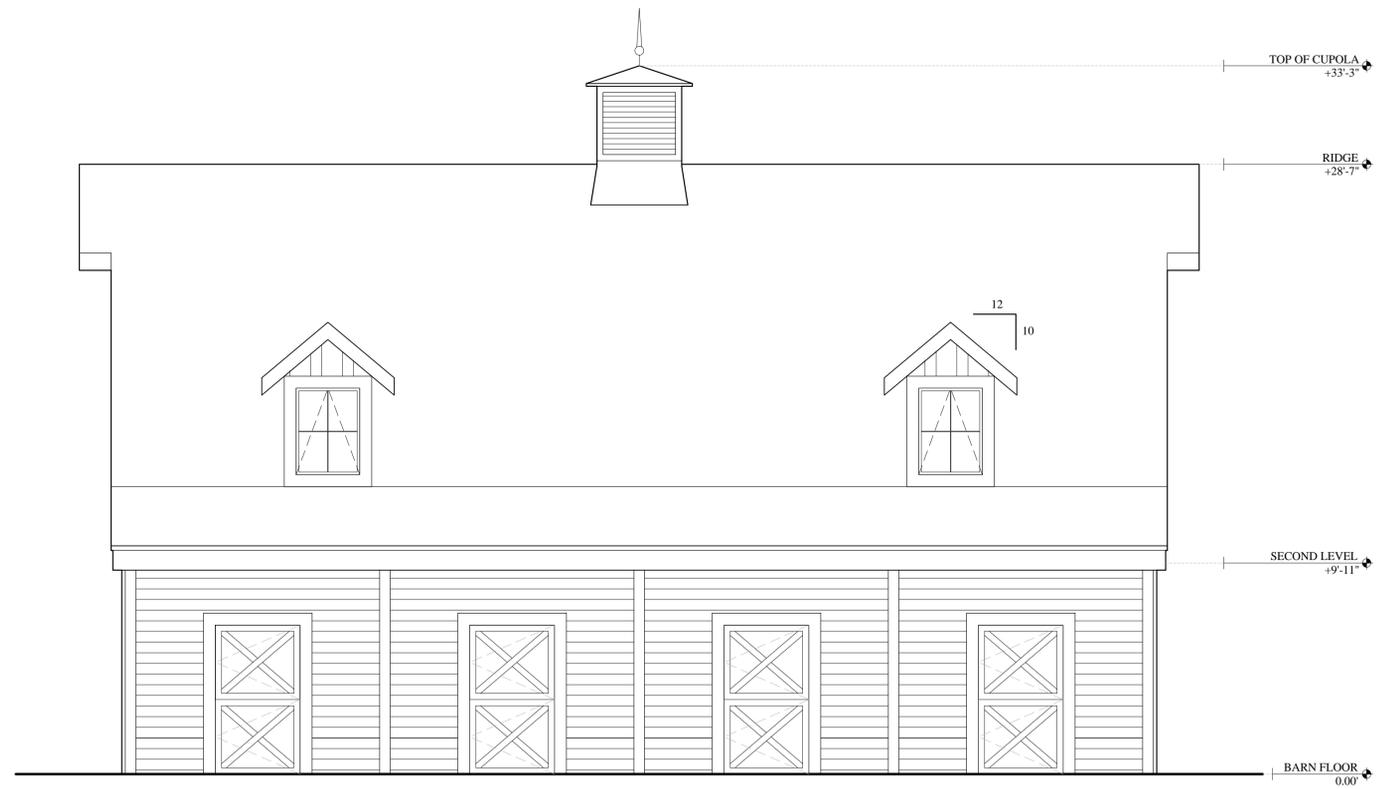
BUILDING  
ELEVATIONS

Scale: As Shown  
Drawn:  
Checked: MJA  
Date: OCTOBER 21, 2015  
Issue: DESIGN REVIEW SET  
Revisions:



**EAST ELEVATION**

SCALE: 1/4" = 1'-0"

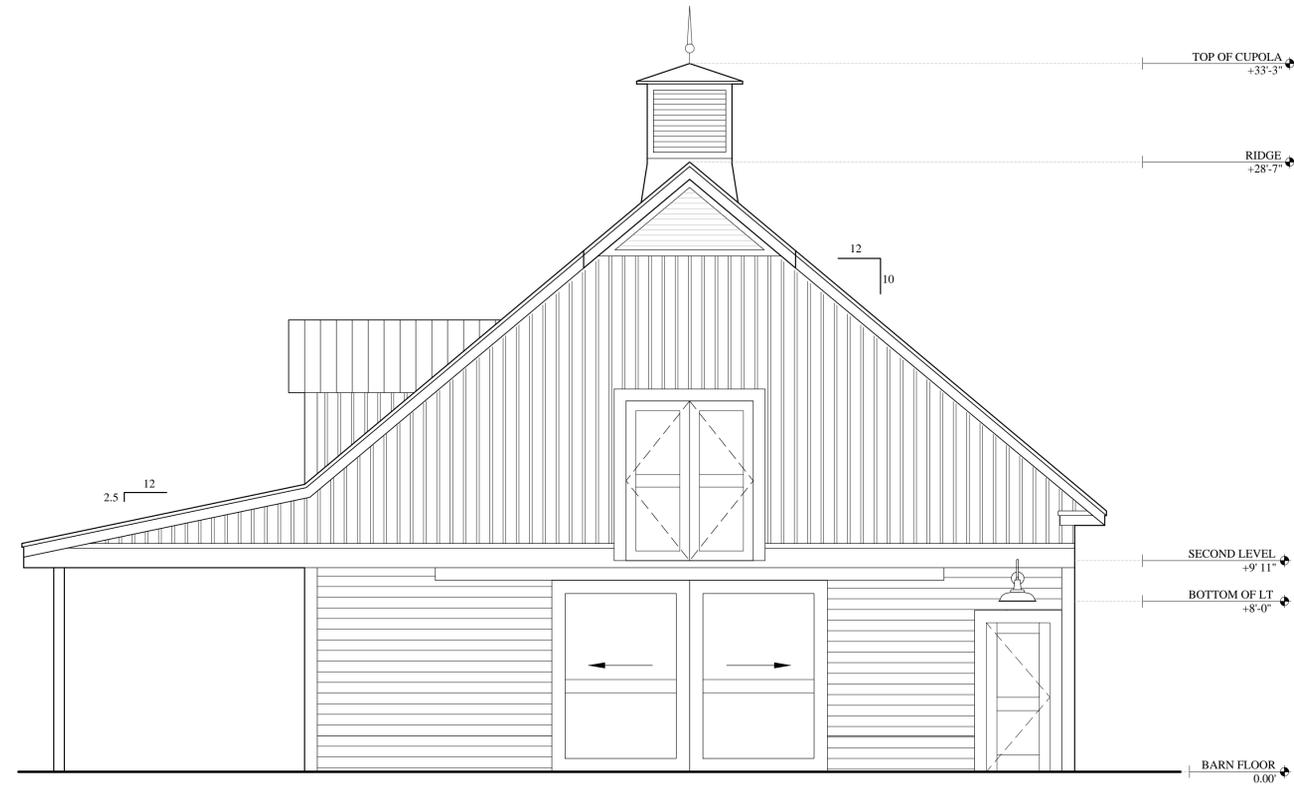


**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

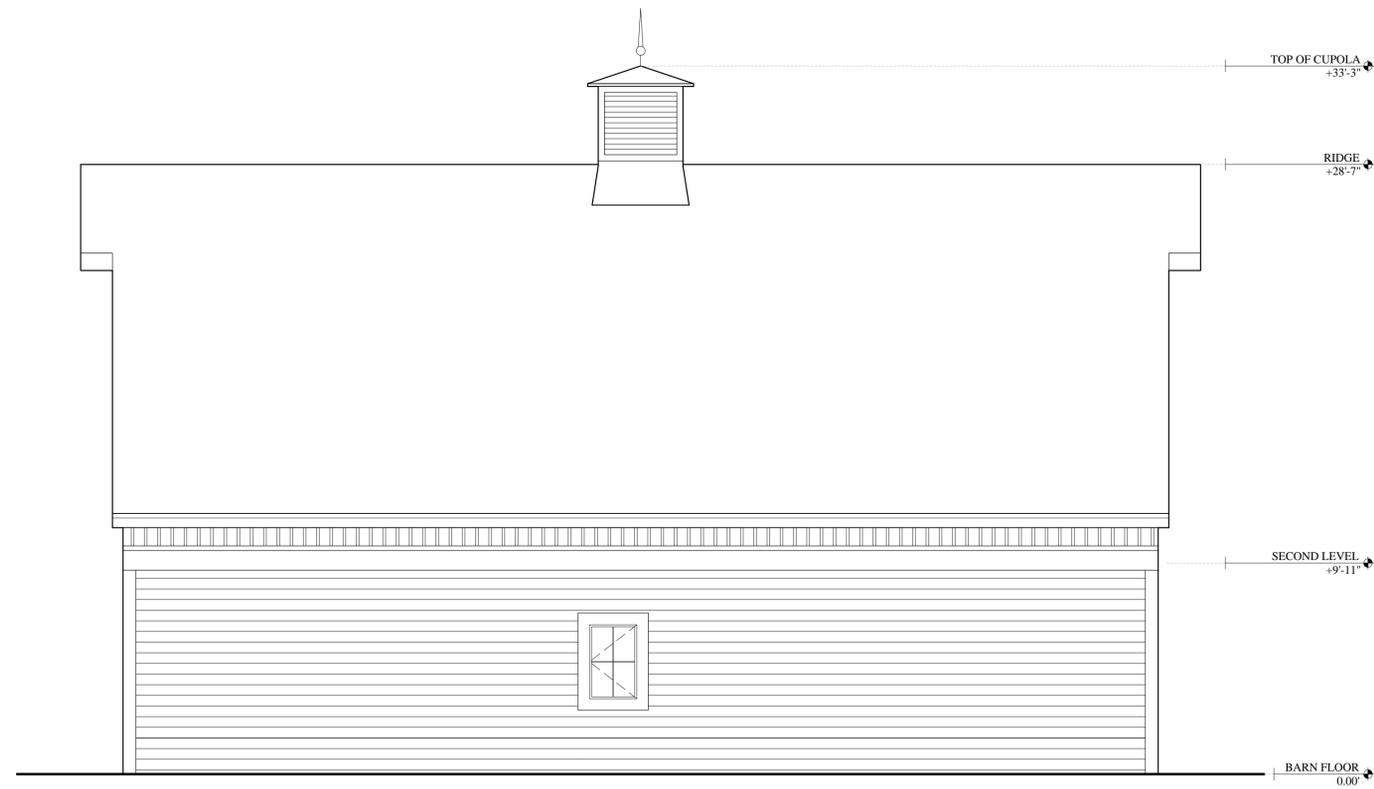
5GL  
BARN

5 Golf Lane  
Sun Valley, Idaho 8335



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"

BUILDING  
ELEVATIONS

Scale: As Shown  
Drawn:  
Checked: MJA  
Date: OCTOBER 21, 2015  
Issue: DESIGN REVIEW SET  
Revisions:

5GL  
BARN

5 Golf Lane  
Sun Valley, Idaho 8335

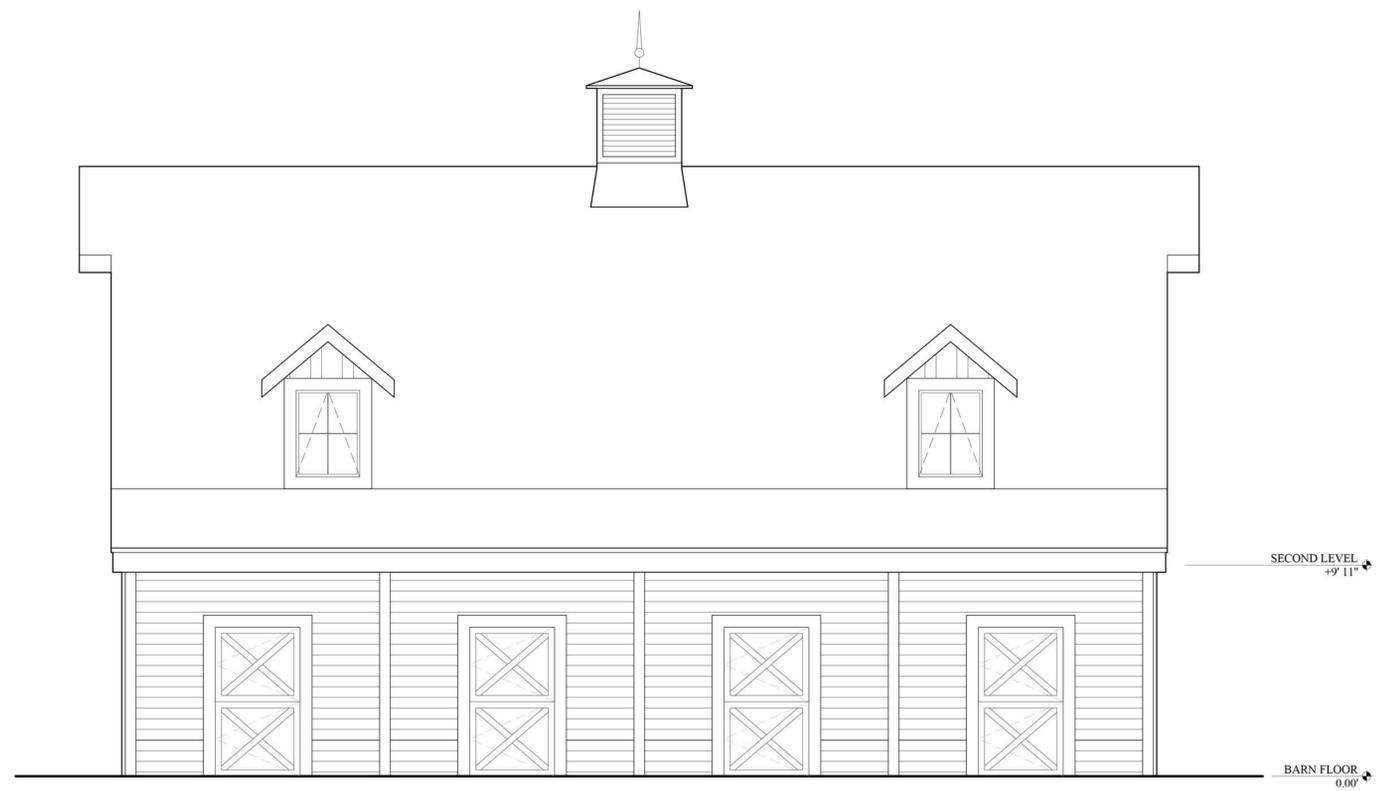
BUILDING  
ELEVATIONS

Scale: As Shown  
Drawn:  
Checked: MJA  
Date: OCTOBER 21, 2015  
Issue: DESIGN REVIEW SET  
Revisions:



EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

**CITY OF SUN VALLEY  
VARIANCE APPLICATION**

File No. VR-\_\_\_\_\_

Submittal Date \_\_\_\_\_

Name of Applicant: Marvin J. Anderson (Architect)

Legal Description of Property: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision (See attached.)

Street Address of Property: 5 Golf Lane, Sun Valley, ID 83353

Current Zoning of Property: REC / RS-1

Section of the Sun Valley Development Code from which the project varies:

SVMC 7-6-13: Driveways

Application Fee: \$650.00 Public Notice Fee: \$230.00 Total Fee: \$880.00

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Name of Owner of Property: 5GL, LLC (Mary Kay McCaw, Manager)

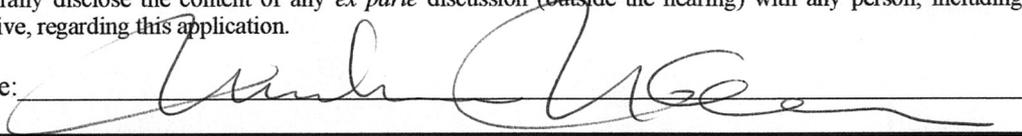
Mailing Address: 201 Terry Avenue N., Suite A City: Seattle State: WA Zip 98109

Phone: 206-328-0866 Fax: \_\_\_\_\_ Cell: \_\_\_\_\_

Email Address: bill@kmmk.com

**Property Owner Consent:**

By signature hereon, the property owner acknowledges that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect, post legal notices, and/or other standard activities in the course of processing this application, pursuant to Idaho Code §67-6507. The property owner is also hereby notified that members of the Planning and Zoning Commission and City Council are required to generally disclose the content of any *ex parte* discussion (outside the hearing) with any person, including the property owner or representative, regarding this application.

Property Owner's Signature: 

---

**Application Contact** (if different than above): Marvin J. Anderson (Architect)

*\*\*Contact will be the primary point of contact for questions related to the application.*

Mailing Address: 1108 19th Avenue E. City: Seattle State: WA Zip 98112

Phone: 206-525-5054 Fax: \_\_\_\_\_ Cell: \_\_\_\_\_

Email Address: marvin@marvinandersonarchitects.com

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**Action Taken:**       Approved     Denied       Conditionally Approved     Other

VARIANCE CHECKLIST

City Use Only

File Number: VR - \_\_\_\_\_

Project Name: \_\_\_\_\_

Certified Complete by: \_\_\_\_\_ Date \_\_\_\_\_

**The following items must be submitted with the application for the application to be considered complete.**

\_\_\_ Written description of the nature of the variance requested, including an explanation to the following section of the Sun Valley Municipal Code, 9-5B-8, items 1-5:

1. The subject property is deprived, by provision of this title, of rights and privileges enjoyed legally by other properties in the vicinity and under the applicable zoning district because of the unique size, shape, topography or location of the subject property (a finding of undue hardship);
2. The need for the variance is not the result of actions of the applicant or property owner;
3. The variance will not unreasonably diminish either the health, safety or welfare of the community neighborhood;
4. The variance is the only reasonable alternative to overcome the undue hardship; and
5. The variance is the minimum relief necessary to allow reasonable use of the subject property.

\_\_\_ Stamped and addressed envelopes of all property owners within three hundred (300) feet of the exterior boundaries of the land being considered along with a paper copy of same.

\_\_\_ Proof of interest in subject property.

\_\_\_ Other information and/or materials as requested by the Community Development Department.

**If the Variance is associated with a concurrent Design Review application, the additional items are required.**

\_\_\_ Three (3) "D" size sets of plans (if associated with a Design Review application) to scale, including:

\_\_\_ Vicinity Map.

\_\_\_ Six (6) 11" x 17" copies of larger plans/maps.

\_\_\_ PDF files of all required documents and 11" x 17" plans/maps on a CD.

\_\_\_ Diagrams, site plans and/or building elevations showing the nature and extent of the proposed variance.

\_\_\_ Other information and/or materials as requested by the Community Development Department.

**A LEGAL DESCRIPTION FOR TAX LOT 6577**

A parcel of land located within Section 5, Township 4 North, Range 18 East, Boise Meridian, City of Sun Valley, Blaine County, Idaho, said property being described in a deed recorded as instrument number 491670, records of Blaine County Idaho and consisting of six separate parcels A through F, the exterior boundary of each parcel being more particularly described below based on a more recent survey recorded as instrument number 590815, records of Blaine County, Idaho:

**PARCEL A**

Commencing at a brass capped survey monument marking the north east corner of Section 5, Township 4 North, Range 18 East, Boise Meridian, Blaine County, Idaho; said corner falling South 28°41'35" West 3832.45 feet from a brass capped survey monument designated as Blaine County GIS point "R14"; thence South 46°29'48" West 5857.47 feet to a found ½" rebar monument, said point being the TRUE POINT OF BEGINNING;

Thence the following courses and distances to a ½" rebar monument, unless specifically described as a monument of a different type:

- South 66°59'31" West 49.65 feet;
- South 11°12'16" West 107.44 feet;
- South 28°04'45" West 26.12 feet;
- South 27°57'39" West 243.67 feet;
- South 15°34'47" West 74.95 feet;
- South 11°44'53" East 83.83 feet;
- South 76°06'35" West 34.52 feet;
- South 76°06'35" West 28.29 feet to an unmarked point;
- North 48°34'50" West 34.77 feet;
- North 11°31'31" West 150.21 feet to an unmarked point;
- North 02°36'53" East 81.09 feet;
- North 02°36'53" East 24.46 feet;
- North 39°45'09" East 119.85 feet;
- North 09°42'08" East 168.89 feet;
- South 89°29'17" East 203.33 feet to the TRUE POINT OF BEGINNING;

Said parcel containing 1.64 Acres or 71,608 square feet, more or less.

**PARCEL B**

Commencing at a brass capped survey monument marking the north east corner of Section 5, Township 4 North, Range 18 East, Boise Meridian, Blaine County, Idaho; said corner falling South 28°41'35" West 3832.45 feet from a brass capped survey monument designated as Blaine County GIS point "R14"; thence South 51°02'38" West 4958.78 feet to a found ½" rebar monument, said point being the TRUE POINT OF BEGINNING;

Thence the following courses and distances to a ½" rebar monument:

- South 18°48'19" East 143.59 feet;
- South 06°28'18" West 229.59 feet;
- South 35°37'16" West 170.48 feet;
- North 59°29'56" West 233.48 feet;



North 14°07'28" East 107.58 feet;  
North 36°57'40" East 220.57 feet;  
North 61°03'46" East 76.57 feet;  
North 04°46'30" West 47.14 feet;  
North 71°24'50" East 61.30 feet;

Said parcel containing 2.19 Acres or 95,316 square feet, more or less.

**PARCEL C**

Commencing at a brass capped survey monument marking the north east corner of Section 5, Township 4 North, Range 18 East, Boise Meridian, Blaine County, Idaho; said corner falling South 28°41'35" West 3832.45 feet from a brass capped survey monument designated as Blaine County GIS point "R14"; thence South 47°23'05" West 5347.04 feet to a found ½" rebar monument, said point being the TRUE POINT OF BEGINNING;

Thence the following courses and distances to a ½" rebar monument:

South 09°35'37" West 188.64 feet;  
South 48°27'24" West 90.32 feet;  
South 27°49'37" West 82.34 feet;  
South 68°14'43" West 153.61 feet;  
South 42°42'51" West 49.38 feet;  
North 89°29'17" West 203.33 feet;  
North 00°32'42" East 100.55 feet;  
North 18°46'55" East 150.36 feet;  
South 84°32'44" East 71.88 feet;  
North 09°36'55" East 67.82 feet;  
North 21°44'55" East 83.74 feet;  
North 45°52'38" East 212.47 feet;  
South 59°29'56" East 233.48 feet;

Said parcel containing 3.80 Acres or 165,578 square feet, more or less.

**PARCEL D**

Commencing at a brass capped survey monument marking the north east corner of Section 5, Township 4 North, Range 18 East, Boise Meridian, Blaine County, Idaho; said corner falling South 28°41'35" West 3832.45 feet from a brass capped survey monument designated as Blaine County GIS point "R14"; thence South 46°29'48" West 5857.47 feet to a found ½" rebar monument, said point being the TRUE POINT OF BEGINNING;

Thence the following courses and distances to a ½" rebar monument:

North 42°42'51" East 49.38 feet;  
North 68°14'43" East 153.61 feet;  
North 27°49'37" East 82.34 feet;  
North 48°27'24" East 90.32 feet;  
North 09°35'37" East 188.64 feet;  
South 60°02'21" East 7.20 feet;



South 16°13'01" West 40.72 feet;  
South 04°45'46" West 65.36 feet;  
South 07°02'18" West 40.91 feet;  
South 13°19'40" West 49.16 feet;  
South 21°01'54" West 32.96 feet;  
South 29°21'28" West 65.40 feet;  
South 47°32'33" West 32.68 feet;  
South 38°31'53" West 49.35 feet;  
South 45°53'31" West 25.05 feet;  
South 61°45'51" West 41.24 feet;  
South 76°31'00" West 24.66 feet;  
North 87°50'11" West 24.60 feet;  
North 82°36'36" West 16.53 feet;  
South 80°48'39" West 19.25 feet;  
South 59°10'26" West 33.16 feet;  
South 70°29'14" West 22.53 feet;

Said parcel containing 0.28 Acres or 12,169 square feet, more or less.

**PARCEL E**

Commencing at a brass capped survey monument marking the north east corner of Section 5, Township 4 North, Range 18 East, Boise Meridian, Blaine County, Idaho; said corner falling South 28°41'35" West 3832.45 feet from a brass capped survey monument designated as Blaine County GIS point "R14"; thence South 46°29'48" West 5857.47 feet to a found ½" rebar monument, thence South 28°04'45" West 141.45 feet to a found ½" rebar monument, said point being the TRUE POINT OF BEGINNING;

Thence the following courses and distances to a ½" rebar monument:

South 11°12'16" West 25.15 feet;  
North 77°41'29" West 7.58 feet;  
North 28°04'45" East 26.12 feet;

Said parcel containing 95 square feet, more or less.

**PARCEL F**

Commencing at a brass capped survey monument marking the north east corner of Section 5, Township 4 North, Range 18 East, Boise Meridian, Blaine County, Idaho; said corner falling South 28°41'35" West 3832.45 feet from a brass capped survey monument designated as Blaine County GIS point "R14"; thence South 46°29'48" West 5857.47 feet to a found ½" rebar monument, said point being the TRUE POINT OF BEGINNING;

Thence the following courses and distances to a ½" rebar monument:

South 28°04'45" West 141.45 feet;  
North 11°12'16" East 107.44 feet;  
North 66°59'31" East 49.65 feet;

Said parcel containing 0.05 Acres or 2205 square feet, more or less.



300 ft adjainers for Parcel Number:RPS00000000024A  
6 records returned in query

Map It!

You can save this file as .htm or .html and open it in a spreadsheet or copy and paste it into a spreadsheet.

Parcel Number	Owner 1	Owner 2	Mail Address Line 1	Mail Address Line 2	Mail Address Line 3	Mail Address Line 4	Mail Address Line 5	Property Address	Legal Desc 1	Legal Desc 2	Legal Desc 3	Legal Desc 4	Legal Desc 5
RPS05050000030	WOLSTENCROFT TRACY R		PO BOX 7138	GARDEN CITY NY 11530-0000				513 FAIRWAY RD	UPPER FAIRWAY SUB #1 REV	LOT 3			
RPS0505000004A	ARGYROS GEORGE L SR CO TRUSTEE	ARGYROS JULIANNE CO TRUSTEE	949 S COAST DR STE 600	COSTA MESA CA 92626-0000				515 FAIRWAY RD	UPPER FAIRWAY SUB #1 REV	AM LOT 4A			
RPS0505000005A	ARGYROS GEORGE L SR CO TRUSTEE	ARGYROS JULIANNE CO TRUSTEE	949 S COAST DR STE 600	COSTA MESA CA 92626-0000				517 FAIRWAY RD	UPPER FAIRWAY SUB #1 REV	AM LOT 5A			
RPS0000000001F	SUN VALLEY COMPANY		550 E SOUTH TEMPLE	SALT LAKE CITY UT 84102-0000					SUN VALLEY	GOLF COURSE/HILLSIDES CENTER	GAS STATIONS/HORSE CENTER	SEC 5,6,7,8,17,18, 4N 18E	
RPS00000000024A	5 GL LLC		201 TERRY AVE N STE A	SEATTLE WA 98109-0000				5 GOLF LN	SUN VALLEY	TL 8239	SEC 5 4N 18E		
RPS05050000060	CORD CHARLES E JR TRUSTEE	CORD CHARLES E JR REV TRUST	BOX 1760	SUN VALLEY ID 83353-0000				519 FAIRWAY RD	UPPER FAIRWAY SUB #1 REV	LOT 6			

Brian D. Yeager, PLS, PE  
Galena Engineering, INC  
317 N River St  
Hailey, ID 83333

RE: Surveyor Certificate for 5 Golf Lane Design Review package

Community Development Director  
City of Sun Valley  
PO Box 416  
Sun Valley, ID 83353

Dear Mark,

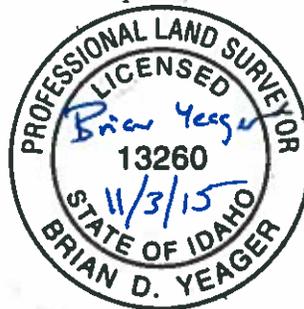
It is my understanding that Marvin Anderson of Marvin Anderson Architects, PLLC is in the process of submitting a Design Review package for 5 Golf Lane. Galena Engineering, INC performed a topographic and boundary survey on the property between the period of August 8<sup>th</sup> 2011 and August 15<sup>th</sup> 2011.

I hereby certify that I am a Registered Land Surveyor in the State of Idaho and that the topographic survey map included in the Design Review package is a true and accurate representation of a survey done under my direct supervision.

Please contact me if you have any questions or require further information. Thank you.

Sincerely,

Brian D. Yeager  
Professional Land Surveyor No. 13260  
State of Idaho



# MARVIN ANDERSON ARCHITECTS PLLC

1108 Nineteenth Avenue East ▪ Seattle, WA 98112 ▪ 206-525-5054 ▪ marvinandersonarchitects.com

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August 12, 2016

Mr. Jae Hill  
Community Development Director  
City of Sun Valley  
Sun Valley, Idaho 83353

RE: Variance Application  
Proposed Barn  
5 Golf Lane  
Sun Valley, Idaho

Dear Mr. Hill,

In accordance with Sun Valley Municipal Code 9-5B-8 and on behalf of the Owner of 5 Golf Lane we attach below a description and explanation for our request for a variance to driveway requirements found in Sun Valley Municipal Code 7-6-13.

The owner of 5 Golf Lane wishes to build a horse barn on the northern parcel of their property, which is zoned REC. On July 28, 2016 a Design Review Application for construction of this barn was tentatively denied by the Sun Valley Planning and Zoning Commission, based on a conclusion that the existing driveway to the property does not meet current City requirements. Dimensions and slopes of the existing driveway, along with provisions of SVMC 7-6-13 are found on sheet A1.02 of the enclosed drawings.

The property at 5 Golf Lane is very unique in its location surrounded by the Sun Valley Golf Course. Land north, east, and south of the property is generally level to gently rolling and well-manicured, home to the tees, fairways, and greens of the golf course. The western edge of the property is defined by a natural escarpment. At the base of the slope along the southern half of the property's length runs Trail Creek, the waters of which originally formed the escarp. The existing driveway to the property is off of Trail Creek Road and built on an easement across property owned by the Sun Valley Company. A good portion of the driveway, namely the switchbacks down the escarpment and the driveway along the base of the hill to the bridge across Trail Creek, was built prior to development of the property and construction of the golf course. We speculate it was constructed when the land was still agricultural following a natural path down the hillside. This historic portion of the driveway runs with the natural contours of the land, its location dictated by steep topography that is unique to this property.

To construct a code-compliant driveway, the existing driveway and access easement would have to be re-built in a different location. Because of the unique topography along the western edge of the property, i.e. the escarpment, a new code-compliant driveway could not switchback up the hill. Instead it would have to either climb the slope north of the current driveway alignment or be constructed in an entirely new location south or east of the property. 5 Golf Lane is a very unique property in that it is completely surrounded by the Sun Valley Golf Course, which is of inestimable value to the community and region. Because of the property's unique topography and its location within the golf course, the same opportunities for construction of a code-compliant driveway enjoyed by other properties do not exist at 5 Golf Lane. Requiring the owners to construct an entirely new driveway through the existing golf course would present an undue hardship, and would not be feasible.

The existing driveway down the escarpment and along the base of the slope to the bridge across Trail Creek predated construction of the property's primary residence by Bill Janss, and the easement through property of the Sun Valley Company dates to at least 1977,<sup>1</sup> well before the current owner purchased the property. The need for a driveway variance to construct the horse barn is not the result of actions of the applicant or current property owner but rather due to unique topography and location of the property and the history of the property's development.

To approve this variance will not unreasonably diminish the health, safety or welfare of the community neighborhood as maintenance of the historic driveway in its current configuration will affect only this property and its occupants. To require construction of a driveway in compliance with current codes, on the other hand, would significantly impact the community in that it would affect, and arguably diminish, the existing golf course which is a great community recreational asset.

Due to the unique characteristics of this property, the variance is the only reasonable alternative to overcome the undue hardship posed by current driveway requirements and is the minimum relief necessary to allow the owner to reasonably use their property, to wit, to construct a barn to provide shelter for horses on the north parcel of the property. During their ownership, the current owners have expended considerable sums improving their property, including construction of a fire truck turnaround near the primary residence (SVMC 7-6-13.F), a bridge across Trail Creek to support heavy vehicles including fire trucks, a pond to provide auxiliary firefighting water supply, and a dry standpipe to the north end of the property for use by firefighters. Unlike these improvements that the owner has willingly made on their property to improve life safety, construction of a driveway compliant with current codes would present an undue hardship because of the unique characteristics of this site.

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<sup>1</sup> The earliest version of the easement known to Marvin Anderson is in the Corporation Warranty Deed between the Sun Valley Company, grantor, and William and Verna Harrah, grantees, dated February 7, 1977.

Mr. Jae Hill, City of Sun Valley  
Driveway Variance, 5 Golf Lane

August 12, 2016  
Page 3 of 3

Sincerely,

A handwritten signature in blue ink, appearing to read "Marvin J. Anderson". The signature is fluid and cursive, with a long horizontal flourish at the end.

Marvin J. Anderson, AIA

cc. Owner, 5 Golf Lane

# MARVIN ANDERSON ARCHITECTS PLLC

1108 Nineteenth Avenue East ▪ Seattle, WA 98112 ▪ 206-525-5054 ▪ marvinandersonarchitects.com

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September 16, 2016

Mr. Jae Hill  
Community Development Director  
City of Sun Valley  
81 Elkhorn Road  
Sun Valley, Idaho 83353

RE: Application for Driveway Variance  
5 Golf Lane  
Sun Valley, Idaho

Dear Mr. Hill,

On August 12, 2016 we submitted on behalf of the Owner a variance application to the City of Sun Valley requesting approval of the existing driveway at 5 Golf Lane so that a barn could be constructed on the property, which is under design review by the City Planning and Zoning Commission.

On August 18, 2016 Scott Campbell, attorney for 5 GL LLC attended the Sun Valley Planning and Zoning Commission meeting at which the 5Golf Lane barn design review application was discussed. Before and during that meeting there was discussion about installation of a permanent pump at the property to supply water from the pond to hydrants on the property and / or a sprinkler system for fire suppression at the barn.

On August 24, 2016 we received an e-mail from you stating that the driveway variance application had been determined to be complete. In your e-mail you requested that “recently-provided survey data be used to identify the minimum acceptable fire department access through the Auto-Turn software.” You continued that “Staff would fully support a Variance request that made the access *more* conforming – and suitable for emergency vehicle access, as determined by Auto-Turn – even if unable to strictly meet the code requirements in the International Fire Code and Sun Valley Municipal Code Section 7-6-13. The survey data appears to show some possible areas for expanding the lower switchback that may facilitate unencumbered turning movements by fire apparatus.” (Italics original.)

Please find in this letter and its enclosures material in response to these questions and issues that have arisen since the variance application was originally submitted. We respectfully request that this letter and its enclosures be made part of the variance application and entered into administrative record for the Planning and Zoning Commission meeting scheduled for October 20, 2016.

## Pond Pump

In the summer of 2015 a dry standpipe was installed from the pond at 5 Golf Lane to a central, accessible location on the property next to the fire truck turnaround between

the existing main residence and existing poolhouse. This standpipe was engineered and constructed in accordance to National Fire Protection Association Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting" (2012 Edition) and provides the Fire Department a permanently installed means to siphon from the pond's 434,700 gallon year-round water storage capacity. Because Sun Valley Fire Department personnel are not regularly trained in the operation of this siphon system, installation of a permanent pump was suggested. This pump would draw water from the pond and provide it to either a charged (pressurized) fire hydrant near the proposed barn or to a fire sprinkler system in the barn.

At the Owner's request, the Owner's Civil Engineer, Rick Tomkins of Triad Associates, designed a complete pump system and provided a cost estimate for installation. (Cost estimate enclosed.) Because only single phase power is currently available at the property and because electrical demands of pumps to provide 1,500 gallons per minute of water to the barn are significant,<sup>1</sup> electrical costs for the system were found to be high. Two pumps would be required, as would sophisticated detection and switching equipment to activate the pumps on the demand for water, either through opening a hydrant valve or a sprinkler head in the building. These pumps and related electrical and switching equipment would need to be housed in a small structure (estimated 100 square feet) near the end of the existing pipe from the pond. The total estimated cost of this pump system, its enclosure, and landscape restoration is \$300,000.

After careful consideration of the configuration and cost of this system, the Owner has elected not to pursue installation of a permanent pump for two reasons. First, installation of this system to provide pond water on demand for fire suppression at the barn would mean the same water would no be longer available at the existing dry hydrant for fire suppression at other buildings or areas of the property. While fire protection would be increased at one of five buildings on the property – the barn – it would diminish at the other buildings and the property as a whole. Second, the installed cost of this system, not to mention ongoing testing and maintenance costs, would be significant. If built at the same time as the barn, the pump system would nearly double construction cost of the barn and, in fact, would be more expensive than a combustible barn with hybrid fire protection system, which was discussed with the Planning and Zoning Commission on July 28, 2016.

### Driveway

Drawing A1.02 in the driveway variance application includes a chart that compares dimensions and slopes of the existing driveway to driveway requirements in the Sun Valley Municipal Code (SVMC 7-6-13). As the drawing and chart indicate, the lower turn of the driveway switchback (identified as segment B on A1.02) is a tighter turn than allowed by the SVMC. Since submitting the driveway variance application on August 12, we have been working with the project civil engineer, Rick Tomkins of Triad Associates, to identify and design improvements to this turn that would make it more

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<sup>1</sup> Fire flow requirements are per the International Fire Code, Appendix B, Section B104.1 for a Type V-B structure, U Occupancy, of 3497.5 square feet, which includes the roof eaves and overhangs.

conforming with the SVMC, thereby providing better access to fire and emergency vehicles. The enclosed drawing "Proposed Entry Drive Improvements with Auto Turn" describes these improvements. It demonstrates through Auto-Turn software that a large tanker truck similar to Sun Valley Fire Department apparatus could make the turn after improvements.

Improvements to the lower turn would include slight expansion at the top or west portion of the curve, accomplished by minimal re-grading of the hillside and extending the edge of paving west, and expansion at the bottom or east portion of the curve by minimal filling and additional paving on the downhill side of the existing driveway. As the drawing illustrates with a solid black line, the result is a constant pavement width of at least fifteen feet throughout the turn, which has a centerline radius of 27'-6". Although the SVMC does not prescribe a minimum outside radius for turns, the sum of the minimum inside radius (15'-0") plus the minimum driveway width (20'-0") is an outside radius of 35'-0". Proposed improvements provide an outside radius of 35'-0", equal to that of the Code. (Proposed 27'-6" centerline radius + half of proposed 15'-0" driveway width = 35'-0" outside radius.)

The Owner of 5 Golf Lane agrees to make these improvements to the lower turn of the driveway if the driveway variance is approved.

#### Summary

In summary, our investigations found a pump system could be installed to make water from the pond available for fire suppression at the proposed barn, whether through a charged hydrant or a fire sprinkler system, but that the cost of this pump system is more than construction of the barn with a hybrid fire protection system as previously discussed with the Planning and Zoning Commission. The Owner of 5 Golf Lane has elected not to pursue this option for providing fire suppression.

After engineering review of the existing driveway, improvements to the lower turn have been identified that will make this turn easier to navigate by fire and emergency vehicles and provide an outer paved radius that matches SVMC requirements. As demonstrated through Auto-Turn software, these improvements will make the existing driveway more conforming to driveway requirements of the SVMC and improve fire and emergency vehicle access to the property and proposed barn. The Owner of 5 Golf Lane agrees to make these improvements if the driveway variance is approved.

Sincerely,



Marvin J. Anderson, AIA

Enclosures

cc. Owner, 5 Golf Lane

# 5 GL Pond Pump

9/8/16

	Description	Pond Pump	Comments
01040	Supervision	\$10,000	
01045	Project Management	\$5,000	
01380	Reproductions	\$200	
01500	Construction Support	\$5,000	
02100	Site Preparation	\$1,000	
02105	Hoisting and Lifting	\$2,000	
02130	Site Protection / TESC	\$1,800	
02200	Earthwork	\$10,000	
02210	Grading	\$2,000	
02500	Site Paving / Surfacing	\$2,000	
	Landscape Restoration	\$10,000	
	Skid Mounted Pump Package	\$35,000	Triad estimate
	Electric Control Panel	\$25,000	Triad estimate
	Pad	\$10,000	
	Site-Built Enclosure	\$30,000	100 sf building x \$300 / sf
	Electrical	\$65,000	Triad estimate
	Plumbing	\$15,000	Triad estimate
	Pipe Extension to barn	\$15,000	Triad estimate
16740	Phone & Data	\$5,000	
	Subtotal	\$249,000	
	Contingency (10%)	\$24,900	
	Subtotal	\$273,900	
	Contractor Fee (11.75%)	\$32,183	
	<b>TOTAL</b>	<b>\$306,083</b>	