

## MEETING AGENDA

THURSDAY, MAY 12, 2016 AT 9:00 A.M.  
SUN VALLEY PLANNING AND ZONING COMMISSION  
TO BE HELD IN SUN VALLEY COUNCIL CHAMBER AT CITY HALL

**\*The meeting will begin with a site visit at 9am at 102 Farnlun Place, then a site visit at 316 Juniper Road, and then adjourn to the Council Chambers of City Hall, 81 Elkhorn Road, Sun Valley, Idaho directly thereafter for the required public hearing and all remaining meeting items.**

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 April 14, 2016.
- b) Draft Minutes from the Planning & Zoning Commission Meeting of April 28, 2016.

4. **New Business**

- a) **Design Review #2016-16:** Application for the proposed construction of a new 837 square foot accessory structure and a 337 square foot addition to an existing single-family residence with associated site improvements in the Cluster Single-Family Residential (RS-2) Zoning District. Applicant: Chad Blincoe for Graham W. Smith. Location: 102 Farnlun Place; Weyyakin Subdivision Amended 1981 Lot 4 Block 7.
- b) **Conditional Use Permit #2016-01:** Application for the the proposed construction of a new 837 square foot accessory structure attached to an existing mechanical/storage room in the Cluster Single-Family Residential (RS-2) Zoning District. Applicant: Chad Blincoe for Graham W. Smith. Location: 102 Farnlun Place; Weyyakin Subdivision Amended 1981 Lot 4 Block 7.
- c) **Plat Amendment #2016-01:** Application for the proposed relocation and expansion of an existing building envelope in the Rural Estate and Ranch (RA) Zoning District. Applicant: Bruce Smith, PLS, Alpine Enterprises for JRTO ONE LLC. Location: 316 Juniper Road; Twin Creek II Subdivision Lot 132.

5. **Continued Business**

None

6. **Discussion Items**

"Mushroom houses" – cantilevering to exceed the city's footprint requirements.

7. **Adjourn**

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**Meeting Schedule:**

Regular Meeting at 9:00 am on Thursday, May 26, 2016

**Minutes of the Planning and Zoning Commission  
April 14, 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 April 14, 2016 at 9:00 a.m.

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

Following two site visits, the Commission reconvened in Council Chambers at 10:10 a.m. Vice Chair Provonsha called the meeting to order.

Vice Chair Provonsha asked the Commissioners if they had any disclosures to make on any of the agenda items. There were none.

Present: Commissioner Jake Provonsha, Commissioner Sherri Newland, and Commissioner Bill Boeger.

Absent: Chairman Ken Herich and Commissioner John O'Connor.

Also Present: Mayor Peter Hendricks, Jeff Williams, Rob King, Ryan Botkins, Gretchen Wagner, and Steven Job.

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

Community Development Director Jae Hill announced that Associate Planner Abby Rivin had recently been recommended to be an appointee to the Levy Advisory Board.

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

**A. [Draft Minutes from the Planning and Zoning Commission Meeting of February 11, 2016.](#)**

Vice Chair Provonsha asked that the last line on page 1 be changed to read "all other changes would occur above the garage."

**MOTION**

Commissioner Bill Boeger moved to approve the draft minutes from the Planning and Zoning Commission Meeting of February 11, 2016 subject to the change on page 1, seconded by Commissioner Sherri Newland. All in favor. The motion passed unanimously.

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

**A. [Williams Partners Architects for Mark & Ann Edlen; Public hearing for a Design Review Application for the proposed construction of a new 5,983 square foot single-family residence with associated site improvements in the Single-Family Residential \(RS-1\) Zoning District. Location: 108 Fairway Rd; Prospector Subdivision Amended Lot 19. Application No: DR 2016-12.](#)**

Jeff Williams, the project architect, presented. He began by laying out the various building materials for the Commission to review. He presented a survey of the existing site and the placement of the house on the lot. He discussed the layout of the house interior, including the lower and upper floor plans. He noted there were several mature trees on the property that would be removed.

Rob King, landscape architect for the project, discussed the site plan further. He stated the removal of trees served to widen the driveway and bring it to current standards. He noted 21 trees are being removed, but around 50 are staying. He stated they are trying to retain trees on the hillside of the lot.

Vice Chair Provonsha asked about an outdoor living area on the plans. King responded there are pavers on a motor court, walkway, and outdoor living space. He noted there is an outdoor patio that is covered on the second floor. With regards to proximity to Fairway Drive, he stated there are screen walls rather than a continuous fence. He said they are taking all drainage to drywells to drain away from the house. He noted there will be retaining walls placed on the property made out of weathered steel.

King provided additional detail on the landscape plan. He discussed the various types of vegetation they plan to plant around the lot. Commissioner Newland asked about soil on the property. King responded it is a drainable material. Commissioner Newland expressed concern about the plan to drain away from the structure and toward the right of way, but noted the dry wells may help with that run off. King responded the plan is to collect water on site instead of relying on the borrow ditch in the right of way.

Commissioner Newland asked about the highest point of the roof. King responded the greatest height was 30 feet, 3 inches above the lowest point on site.

King described landscaping lighting. He noted the applicant would come back to the City with a final address marker design for approval. He stated that the motor court area would have some step lights flush mounted in a concrete retaining wall.

Jeff Williams presented additional plans for the house. Starting with the ground floor, he pointed out the canopied entryway and two-car garage. He reviewed the general layout of the interior ground floor, which includes three bedrooms. He also discussed the exterior living space and stairwell to the second floor patio.

Williams noted the total square footage is over 6,000 square feet, but only if that includes an un-heated outdoor storage. He stated the Fire Department had expressed concern over whether the house would have sprinklers due to its size. The Commission discussed whether sprinklers would be required. Jae Hill noted a waiver regarding the sprinklers would need Fire Department approval.

Williams discussed plans for the second-floor design, which includes a kitchen, the main living area, the master bedroom and an outdoor patio. He stated the Fire Department required them to change the outdoor fireplace from wood-burning to gas. He pointed out various exits from the house to the outdoor patio and discussed the patio's design. He noted there is also a small terrace off of the master bedroom. He discussed the patio overhangs and exterior lighting design. Vice Chair Provonsha expressed concern about light pollution from the beam lights. Williams stated the lights are not visible from the side or entrance of the house and the railings would prevent light from bleeding off.

Williams described the plan for the roof. He noted that the roof and solar panels are all below the allowable 35 feet. He stated they will discuss with the Fire Department their request to allow three feet of walking space around each panel.

Williams presented the exterior renderings of the house to demonstrate the materials.

Commissioner Bill Boeger asked if the City had received any public comment on the project. Jae Hill responded they had not.

Commissioner Newland asked about snow melt on the roof. Williams responded that the roof is designed to hold snow for a few months out of the year.

Jae Hill gave a staff report. He discussed the 6,000-square-foot sprinkler requirement as it applied to the property. The Commissioners agreed to defer to the Community Development and Fire Departments to handle that issue with the applicant. Vice Chair Provonsha stated his satisfaction with the conditions of approval drafted by staff.

#### **MOTION**

Commissioner Bill Boeger moved to approve Application No: DR 2016-12 pursuant to findings of fact and conditions of approval, seconded by Commissioner Sherri Newland. All in favor. The motion carried unanimously.

#### **BREAK**

The Commission took a break at 11:06 a.m.

The Commission reconvened at 11:10 a.m.

**B. [Scape Design Studio for Dan & Stacey Levitan; Public hearing for a Design Review Application for the proposed construction of a new 5,893 square foot single-family residence with associated site improvements in the Rural Estate and Ranch \(RA\) Zoning District. Location: 118 Paintbrush; Sagecreek Subdivision Unit 3 Lot 76 & 1/3 in Lot K. Application No: DR 2016-13.](#)**

Gretchen Wagner, architect for the project, explained they will be taking down the current structure and rebuilding. She presented a rendering of the exterior of the proposed residence and discussed the various materials that will be used on the exterior of the building. She also presented the lot and plat, demonstrating how the proposed structure would lay on the property compared to the existing house.

Steven Job, landscape architect for the project, discussed snow storage on the landscaping plans. He presented the plans for the driveway, parking and fire turnaround. He discussed grading, stating they would be moving the existing berm. He discussed lighting and noted the fixtures are dark-sky compliant. He discussed drainage on the property and fire hydrant placement. He stated they plan to remove part of the fencing and aspens that have impeded the City's ability to store snow.

Job presented more detailed landscaping plans. He discussed planned revegetation on the property, noting they will use native grasses. He described a 14-inch wall around part of the house that will have planting along it. He discussed grading around the property and the designed fire pit. He presented plans for other planting, which will include perennials and aspens. In response to a question from Vice Chair Provonsha, Job described the rear exterior stairwell.

Commissioner Newland asked disturbance on the property. Job responded it was slightly under half of an acre. He detailed the irrigation plan. Commissioner Newland noted that with that amount of disturbance, the engineers may want to review the plan. Job described the erosion control plan and water containment for the construction.

Gretchen Wagner presented architectural plans. She first pointed out the landscaping walls. She then provided an overview of the lower-level and upper-level floor plans. She described various terraces planned on the house and pointed out where the gas and electric meters would be placed. She showed the roof plan and the snow retention plan for the roof. She stated the house is under the 30-foot limit. Wagner discussed window placement on the house and the exterior lighting plan.

Vice Chair Provonsha asked about lighting on the front of the second floor. Wagner described it in more detail, noting that the Elkhorn Association was satisfied with the changes they made to the lighting plan.

Commissioner Bill Boeger asked about the projected construction timing. Wagner responded construction would start in July and be completed by September, 2017. Commissioner Newland asked about chimneys. Wagner responded they were a class B flue vent with a metal pipe casing around it.

Abby Rivin presented the staff report. She noted the changes to the height and the lighting that were previously discussed by Wagner. She stated it complies with the residential zoning requirements. Rivin noted there was a revised set of conditions of approval that included the Fire Department's approval of the hydrant. She stated staff recommends approval.

**MOTION**

Commissioner Bill Boeger moved to approve Application No: DR 2016-13 subject to the revised conditions of approval, seconded by Commissioner Sherri Newland. All in favor. The motion carried unanimously.

**6. [Discussion Items](#)**

The Commission discussed the next meeting date of April 28, 2016.

**7. [Adjourn](#)**

**MOTION**

Commissioner Bill Boeger moved to adjourn, seconded by Commissioner Sherri Newland. All in favor. The motion carried unanimously.

The meeting adjourned at 12:04 p.m.

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Ken Herich, Chairman

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Alissa Weber, City Clerk

**Minutes of the Planning and Zoning Commission  
April 28, 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 April 28, 2016 at 09:00 a.m.

**1. Call To Order**

After a site visit, the Planning and Zoning Commission Meeting reconvened in Council chambers at 9:35 a.m.

Present: Vice Chair Jake Provonsha, Commissioner John O'Connor, and Commissioner Sherri Newland.

Absent: Chairman Ken Herich and Commissioner Bill Boeger.

Also Present: Mayor Peter Hendricks, Jeff Williams, Rob King, Ryan Botkins, Floyd Town and Richard Kelter.

Vice Chair Provonsha asked the Commissioners to disclose any conflicts they may have with agenda items. Each Commissioner stated they did not have a conflict to report.

**2. Public Comment**

No public comment.

**4. New Business**

**A. Floyd Town Architects PA for Richard P. Kelter; Public hearing for a Design Review Application for the proposed construction of a new 6,383 square foot single-family residence with associated site improvements in the Single-Family Residential (RS-1) Zoning District. Location: 206 ½ Big Wells Rd; Prospector Wells Subdivision Lot 4. Application No: DR 2016-14.**

Vice Chair Provonsha stated the Commissioners attended a site visit at the location of the proposed project prior to reconvening in Council Chambers and were ready to proceed with a more thorough examination of the plans.

Rob King, landscape architect for the project, presented the proposed plans. He stated they plan to combine two lots and build a new home. He noted they will remove some trees on the property and transplant others. He discussed the grading plan and pointed out drywells on the plans. He discussed a water feature toward the back of the property. King stated all grass will be a fescue mix. He stated a portion will not be mowed into a lawn and the irrigated portion is 0.4 acres. He also discussed tree planting and snow storage. King presented the construction management plan.

King discussed the materials for the exterior of the house and the water feature. He presented pictures of the various landscaping materials, such as the fescue sod and trees. He pointed out the exterior lighting on the plans and presented images of the proposed fixtures.

Floyd Town, architect for the project, presented the home floor plan, starting with the main level. He then discussed the second floor and garage area and the various square footages of each area. He discussed the roof plan with the various pitches.

Town discussed the plumbing vents and electrical meters on the plans. The Commissioners had a discussion about enclosing gas meters. Town stated the gas meters would be hidden by landscaping.

Vice Chair Provonsha noted the Commission discourages the planting of walls of trees or planting right on the property line.

Commissioner O'Connor asked about the plan to have the furnace in the crawlspace under the house. Town and Fire Code Enforcement Officer Reid Black addressed his safety concerns. Town noted there are mechanical codes that determine safety features, by which they will abide.

Town discussed the exterior building materials, such as log posts and half-round log siding. He noted there will be a copper chimney, which will be treated to accelerate the weathering process. He showed renderings of the elevations from each side of the home. He then presented two cross sections of the home to show elevation over existing grade. He noted that there are sections that hit the maximum 35 feet above grade, but the rest of the home is below that. In response to a question from Commissioner Newland, he noted the chimney reaches 37 feet above the proposed floor.

Town presented the light fixtures on the main-level floor plan and presented images of the light fixtures. Vice Chair Provonsha asked about lighting along the driveway and near the street. Rob King responded that the address marker will not be lit but will meet City code. In response to a question from Commissioner O'Connor, Town responded the driveway will be pavers, depending on the price, and will comply with the City standards regarding the right of way. Vice Chair Provonsha asked about dark sky compliance. Community Development Director Jae Hill explained the City's standard. Vice Chair Provonsha stated he was concerned because of the transparency of the glass on the fixture. Associate Planner Abby Rivin suggested the City could request a treatment that frosted the glass if it was too transparent. Town noted that they would be using 450 lumens in their lighting plan.

Commissioner Newland asked about the style of the driveway pavers. Rob King responded they would be the same as proposed for the main terrace.

Community Development Director Jae Hill stated there was an issue with addressing for the property. The Commission discussed and agreed to change the Condition of Approval to state the City would work with the property owner and the Fire Department to determine the most appropriate address.

Vice Chair Provonsha opened the public hearing. Hearing no comment, he closed the public hearing.

## **MOTION**

Commissioner John O'Connor moved to approve Application No: DR 2016-14 with the amendment to the Conditions of Approval and Findings of Fact, seconded by Commissioner Sherri Newland. All in favor. The motion carried unanimously.

## **6. [Discussion Items](#)**

Community Development Director Jae Hill noted a home at 700 Fairway Road requested to add 30 solar panels to the roof. Vice Chair Provonsha stated the Commission would like to review that proposal.

Associate Planner Abby Rivin noted the next meeting would be May 12<sup>th</sup> regarding a plat amendment on Juniper Road and a design review at 102 Farnlun Place for an accessory structure. She stated there would also be a meeting on May 28<sup>th</sup>.

## **7. [Adjourn](#)**

**MOTION**

Commissioner John O'Connor moved to adjourn, seconded by Commissioner Sherri Newland. All in favor. The motion carried unanimously.

The meeting adjourned at 10:28 a.m.

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Jake Provonsha, Vice Chairman

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Alissa Weber, City Clerk

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

**From:** Abby Rivin, CFM, Associate Planner  
**Meeting Date:** 12 May 2016

**DESIGN REVIEW (DR 2016-16)**

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**APPLICANT:** Blincoe Architecture for Graham W. Smith

**LOCATION:** 102 Farnlun Place; Weyyakin Subdivision Amended 1981 Lot 4 Block 7

**ZONING DISTRICT:** Cluster Single-Family Residential (RS-2)

**REQUEST:** Approve the design of two additions totaling 337 sq ft to an existing 10,926 sq ft single-family residence, a new 837 sq ft accessory structure, and landscape improvements including a new pool and spa area, a terrace with a fountain feature, and a bocce court.

**ANALYSIS:** The applicant is requesting three significant changes to a 3.53 acre lot developed with an existing 10,926 sq ft single-family residence. One change involves modifications to the existing structure, which include constructing two additions totaling 337 sq ft in order to accommodate a new bar area and increase the size of an existing music room. The second addition is a proposed 837 sq ft detached accessory structure. Accessory structures are a conditional use in the RS-2 Zone and the proposal will require a conditional use permit (see Application CUP2016-01). The third alteration involves landscaping changes to the site including the addition of a new pool and spa area, a new paver terrace with a fountain feature, installing a bocce court, and other landscape improvements. No building envelope is established on the lot. Sun Valley Municipal Code sets no standards for lot coverage area or setback requirements in the City's RS-2 Zone. The lot sits on top of a hill to the east of Weyyakin Subdivision. The adjacent lot 3 is developed with a single-family residence. The site is accessed via Farnlun Place.

Changes to the existing residence include the installation of a new second floor fireplace with an associated chimney to match the existing. The 229 sq ft bar/wine room addition encloses an existing area below the roof. The music room addition will also incorporate a new trellis and new windows. The project also involves an interior remodel modifying an existing upper level game room, which is not subject to the City's design review.

The accessory structure includes a 465 sq ft exercise room with a bar area and bath as well as a 372 sq ft one car garage. Exterior materials will match the existing single-family residence. The accessory structure is adjacent to an existing mechanical/storage area.

Single-Family Residence Floor Area:

	<i>Floor Area (sq ft)</i>
Existing Main Residence	10,926
Addition	337
<b>Total Floor Area</b>	<b>11,263</b>

Accessory Structure Floor Area:

	<i>Floor Area (sq ft)</i>
Exercise Room/Bar Area/Bathroom	465
Garage	372
<b>Total Floor Area</b>	<b>837</b>

Other Improvements:

	<i>Area (sq ft)</i>
Pool	525
Spa	63
Bocce Court	720

Lot Area: 3.83 acres

Design Review Standards (SVMC § 9-3A-3)

*A. Design and Siting:*

*1. The design of proposed improvements is appropriate and compatible to the lot and the surrounding neighborhood. Attention has been given to the location and design of streets, view corridors, privacy of adjacent properties, outdoor spaces, shadows, solar access, view access, lighting, vehicular access, building massing, privacy of other noise generating equipment, openings and doors as these elements impact adjacent properties. **The proposed design of the additions and site alterations are similar in styling, color, and materials to the existing single-family residence. Privacy is maintained with the adjacent residence on lot 3 through the sloping terrain as well as landscaping. The view corridor easement at the southwest perimeter of the property will remain undisturbed.***

*2. The location and design of the proposed improvements has given consideration to special sites of historical, natural, ecological, architectural, archaeological, and scenic value or significance, including, but not limited to, those identified in the city's comprehensive plan. The essential character of special sites should be preserved and protected with any proposed site or structure improvements. **Not applicable.***

*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. **Vehicle access and circulation will not be altered with this project.***

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. **No changes are proposed to the ingress, egress, or the driveway.***

5. *The proposed improvements are sited to take into consideration and to mitigate natural hazards such as floodplains and avalanches as set forth in this chapter. Mitigation measures shall not adversely impact other properties. **Not applicable.***

6. *The siting of the proposed improvements minimizes interference with natural drainage patterns and is designed to minimize adverse impact on other properties. All drainage shall comply with the standards set forth in title 7 of this code; be contained on site, or be connected to drainage easements or rights of way. No drainage shall be diverted off site onto private property. **All drainage is contained on site through soil percolation, drywells, and catch basins (Sheet L-2.0).***

7. *The site design provides for adequate space or means to maintain snow storage. Snow storage areas are in accordance with the requirements set forth in article G of this chapter. **New snow storage calculations were not provided as part of the application package. Applicant must provide more snow storage that is equal to at least 50% of the hard surfaces proposed with the project (SVMC 9-3G-13).***

8. *Appropriate address numbers and monuments are shown in accordance with the requirements as set forth in article G of this chapter. **No changes are proposed to the existing address monument.***

9. *The siting of the proposed improvements, including streets and driveways, where applicable, minimizes hillside visibility and, where applicable, skylining by using a combination of stepped building forms, natural colors and materials, sloped roofs, and landscaping. **The existing structure is located on top of a hill, but does not skyline due to Dollar Mountain behind. Neither the addition nor the accessory structure extend higher than the existing structure's height. The maximum height of the accessory structure is 19'-6.5".***

10. *Every lot shall be designed to be connected to public water and sewer systems, unless the property is over five hundred feet (500') from a public system as measured from the closest property line and an alternative utility system is approved by the city engineer. **All utilities are available to the site and will be connected to the accessory structure.***

*B. Grading:*

1. *Essential grading is shaped to blend with natural landforms and to minimize the necessity of padding and/or terracing of building sites. Cut and fill are shaped, rounded, minimized and nonuniform to simulate natural existing contours. **Grading will be altered as needed to accommodate the new pool and spa area, the bocce court, and the accessory structure. The south perimeter will be regraded to ensure draining is contained on-site.***

2. *Areas which are not well suited for development because of existing soil conditions, ridges, ridgelines, ridge tops, knolls, saddles, summits, wildlife habitat, natural features or hydrology are allocated for open site area or recreational uses. **Not applicable.***

3. *The development is in accordance with the design criteria, as applicable, as set forth in article H of this chapter and title 7 of this code. The proposed design minimizes the impact on the existing contour and situates development on the least sloping areas of the site. The new additions and alterations do not increase the hillside visibility of the structure.*

*C. Architectural Quality:*

1. *The proposed project maintains the quality of materials and design that is appropriate to the location, the lot and the neighborhood. The materials of the addition and accessory structure will match the existing single-family residence. The additions and accessory structure expand the enclosed area by 1,174 sq ft, which is less than 15% of the fully developed 10,926 sq ft site.*

2. *The proposed improvements conform to natural landscape features by minimizing the degree of cuts and fills. The proposed improvements are situated on the lot to minimize the degree of cuts and fills.*

3. *The plan includes the location of all exterior lighting. All lighting shall be directed onto the subject lot and shall not be directed towards other properties. No changes are proposed to the existing exterior lighting on the single-family residence. The fixtures proposed for the accessory structure are wall mounted fixtures. See attached *Exercise/Guest House Elec./Lighting Plan* for location.*

4. *Building design includes weather protection that prevents water from dripping or snow from sliding onto pedestrian or vehicle areas or onto adjacent properties. Snow clips as well as a gutter with a down-spout are proposed for the roof of the accessory structure.*

5. *Any exterior addition or alteration to an existing building is compatible with the design character of the original building. Any new detached structure is compatible with the design character of the existing buildings and/or structure(s). The new additions and accessory structure use similar materials and colors to the existing single-family residence.*

6. *All improvements are designed to minimize light and sound emanating to other properties as set forth in article B of this chapter. The chimney glass of the wall mounted fixtures must be made translucent so that the shape, style, and source of the bulb is not visible.*

7. *Rooftop chimneys and utilities are enclosed and design is consistent with the primary structure. The design of the new rooftop chimney is consistent with the primary structure with the use of stone veneer and the enclosure of the flue with a metal shroud and cap.*

*D. Pedestrian and Vehicle Circulation Design: No changes are proposed to the primary access to the single-family dwelling. The project enhances pedestrian circulation through paver paths and a new terrace.*

*E. Landscaping Quality: Landscaping improvements include the installation of new plant beds and shrubs to enhance screening. A new plant bed will be installed the west of the entrance and the plant bed to the east side of the entry will be expanded. New planting beds are proposed in front of the accessory structure. Landscape vegetation include evergreen and deciduous trees, shrubs, and new planter beds consisting of perennials and groundcovers.*

*F. Irrigation Limits:* The area under permanent irrigation is 21,700 sq ft/.5 acre, which is the maximum allowed by Code (SVMC 9-3A-3F).

*G. Fences, Walls, Retaining Walls, Screens, and Dog Runs:* Existing drystack walls will be repaired as necessary and new retaining walls will be installed to match the existing. The maximum height of the new retaining walls reaches 48", which is the maximum allowed by Code in the RS-2 District (SVMC 9-3G-8). The existing 3 rail split cedar fence will be repaired and replaced as necessary.

*H. Sign Design:* Not applicable.

*I. Exterior Lighting:* All proposed exterior lighting complies with the City's Exterior Lighting Regulations. Two existing gas burning, wall mounted sconces are installed on the existing single-family structure. Code is ambiguous as to regulations regarding fuel burning lighting fixtures.

**RECOMMENDATION:** Staff recommends approval of DR2016-16 as conditioned. (See Findings of Fact.)

**RECOMMENDED MOTION:** "I move to approve DR2016-16 to allow for construction of additions totaling 337 square feet to an existing single-family dwelling and the construction of a 837 square foot accessory structure pursuant to the Findings of Fact and Conditions of Approval and subject to the approval of Conditional Use Permit Application 2016-01."

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

**ATTACHMENTS:**

1. Findings of Fact
2. Application Materials

*Draft*  
**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
CITY OF SUN VALLEY  
DESIGN REVIEW**

Project Name: Design Review Application DR 2016-16  
Applicant: Blincoe Architecture for Graham W. Smith  
Location: 102 Farnlun Place, Weyyakin Subdivision Amended 1981 Lot 4  
Block 7  
Zoning District: Cluster Single-Family Residential (RS-2) Zoning District

Project Description: The applicant is requesting three significant changes to a 3.53 acre lot developed with an existing 10,926 sq ft residence. One change involves modifications to the existing structure, which include constructing two additions totaling 337 sq ft in order to accommodate a new bar/wine area and increase the size of an existing music room. The second addition is a proposed 837 sq ft accessory structure. Accessory structures are a conditional use in the RS-2 Zone and the proposal will require a conditional use permit (see Conditional Use Permit Application CUP 2016-01). The third alteration involves changes to the site including adding a new pool and spa area, installing a bocce court, and other landscape improvements. No building envelope has been previously established on the lot. Sun Valley Municipal Code sets no standards for lot coverage area or setback requirements in the City's RS-2 Zone. The lot sits on top of a hill to the east of Weyyakin Subdivision. The adjacent lot 3 is developed with a single-family residence. The addition and accessory structure project with associate site improvements is in conformance with the purpose and all applicable dimensional regulations of the RS-2 Zoning District. This approval is contingent upon the approval of Conditional Use Permit Application No. CUP 2016-01 for the accessory structure.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards and dimensional regulations. The project drawings stamped received by the City of Sun Valley on March 22, 2016 detail the design of the addition and accessory structure project.

Required Findings: In order to approve a design review application and based on the standards set forth in **Sun Valley Municipal Code, Title 9, Chapter 3A (DESIGN REVIEW REGULATIONS)**, the Planning & Zoning Commission shall make the following findings 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 subject addition and accessory structure proposal will not cause the property to further exceed the dimensional regulations of the Cluster Single-Family Residential (RS-2) Zoning District set forth in Title 9, Chapter 2A. The existing development consists of a 10,926 square foot, detached single-family dwelling with associate landscaping, vehicular access, and other site improvements. The design of the additions and accessory structure comply with all applicable standards appropriate for single-family structures within the RS-2 Zone.**

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 proposed additions retain the overall design while providing extra living space for the structure. All new materials and colors will match the existing structure. The additions and accessory structure expand the enclosed area by 1,174 sq ft, which is less than 15% of the fully developed 10,926 sq ft site.**
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 proposed design minimizes the impact on the existing contours and situates development on the least sloping areas of the site. The new additions and alterations do not significantly increase the hillside visibility of the structure.**
5. The proposed design is in context and complimentary to adjacent properties. **The proposed design is complementary to adjacent properties because of similarity in design, bulk, and mass. The additions and accessory structure do not extend higher than the existing dwelling. Privacy is maintained with the adjacent residence on lot 3 through the sloping terrain and landscaping.**
6. The proposed design is compatible with the community character and scale of the neighborhood. **The styling of the additions and accessory structure is consistent with the original design of the dwelling, and will be similar in use and styling of other properties in the vicinity.**
7. The proposed design adheres to standards for the protection of health, safety, and general welfare. **The project proposal has adequate snow protection, fire and rescue access, connection to public utilities, and other characteristics which protect the health and safety of the neighborhood.**
8. The proposed design is of quality architectural character and materials. **The design seamlessly integrates the bar/wine and music room additions as well as the accessory structure with the existing structure using high quality materials that match the residence.**
9. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. **The project will upgrade an existing single-family residential structure with quality architectural character and materials while remaining consistent with the original dwelling's design, use, and impact on adjacent properties. No land use change is involved with this addition and accessory structure project. The existing single-family residential land use is consistent with the Medium Density Residential Land Use Designation of the City's Future Land Use Map.**

**CONDITIONS OF APPROVAL**

1. 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).
2. 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.
3. Any requirements and/or approvals of private associations or other entities are the sole responsibility of the property owner.
4. 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.
5. Approval is specific to the project drawings and the construction management plan dated received by the City of Sun Valley on March 22, 2016.
6. Approval is contingent upon approval of Conditional Use Permit Application No. 2016-01.
7. Farnlun Place shall be kept free and clear for emergency vehicle access at all times. Any significant access issues shall be brought to the attention of the City and project neighbors in advance.
8. No modifications to the approved plans shall be made without written permission of the Building Official and/or Fire Chief.

**CONCLUSIONS OF LAW**

Therefore, this project does meet the standards for approval under Title 9, Chapter 3A, City of Sun Valley Municipal Code provided the conditions of approval are met. Design Review approval shall expire 365 days from the date of approval, unless extended as per Municipal Code Section 9-5A-8.

**DECISION**

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR2016-16.

Dated this 12th day of May, 2016.

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

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

DRAFT

**CITY OF SUN VALLEY  
CITY COUNCIL  
AGENDA REPORT**

**From:** Abby Rivin, CFM, Associate Planner  
**Meeting Date:** 12 May 2016

**CONDITIONAL USE PERMIT (CUP2016-01)**

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**APPLICANT:** Blincoe Architecture for Graham W. Smith  
**LOCATION:** 102 Farnlun Place; Weyyakin Subdivision Amended 1981 Lot 4 Block 7  
**ZONING DISTRICT:** Cluster Single-Family Residential (RS-2)

**REQUEST:** Approve the construction of an 837 sq ft accessory structure in the RS-2 Zoning District.

**ANALYSIS:** The applicant proposes to construct an 837 sq ft accessory structure as part of an addition and remodel project on a 3.83 acre lot developed with an existing single-family residence. The accessory structure includes an exercise room, bar, bathroom, and a one car garage. The structure is not considered an accessory dwelling unit as defined by City Code because the design does not include a bedroom or a complete kitchen facility. The proposal meets the standards for an accessory structure defined as, "a use naturally and customarily incidental to, subordinate to, and devoted exclusively to the main use of the residence" (SVMC 9-1C-1). Accessory uses are conditional in the RS-2 Zoning District and may be approved via the Conditional Use Permit approval process subject to the CUP's required findings detailed in SVMC § 9-5B-2D.

**RECOMMENDATION:** Staff recommends approval of CUP2016-01 allowing for the construction of an 837 sq ft accessory structure in the RS-2 Zoning District.

**RECOMMENDED MOTION:** "I move to approve Conditional Use Permit CUP2016-02, approving the construction of a new 837 sq ft structure, pursuant to the Findings of Fact and Conditions of Approval."

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

**ATTACHMENTS:**

1. Findings of Fact
2. Application Materials

*Draft*  
**FINDINGS OF FACT AND CONCLUSIONS OF LAW  
CITY OF SUN VALLEY  
PLANNED UNIT DEVELOPMENT AMENDMENT**

Project Name: **Conditional Use Application CUP2016-01**

Applicant: **Blincoe Architecture for Graham W. Smith**

Location: **102 Farnlun Place; Weyyakin Subdivision Amended 1981 Lot 4  
Block 7**

Zoning Districts: **Cluster Single-Family Residential (RS-2) Zoning District**

Project Description: Approve the construction of an 837 sq ft accessory structure in the RS-2 Zoning District.

Required Findings: In order to approve a conditional use permit application and based on the standards set forth in **Sun Valley Municipal Code, Title 9, Chapter 5B-2 (CONDITIONAL USE)**, the Planning and Zoning Commission shall make the following findings:

1. The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district. **The design utilizes material that match the main residence. The accessory structure utilizes the natural topography and landscaping to enhance screening and minimize visibility.**
2. The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts. **All public services exist to serve the existing single-family residence and the proposed accessory structure. The design includes weather protection to prevent water from dripping or snow from sliding from the roof onto pedestrian or vehicle areas.**
3. The use will not unreasonably diminish either the health, safety or welfare of the community. **The accessory structure will have no effect on the health, safety or welfare of the community as the scope is minimal. The proposed 837 sq ft accessory structure increases the enclosed floor area of the 10,926 sq ft developed site by less than 10%.**
4. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city. **The Conditional Use Permit process was established to develop procedures that allow for a particular use on a particular property subject to specific terms and specific conditions of approval. The accessory structure is consistent with the goals of the city comprehensive plan as it complies with the intent of the single-family residential land use and respects private ownership.**

**CONDITIONS OF APPROVAL**

1. Prior to any new construction activity, the applicant shall receive City approval for the associated design review and building permit applications.

**CONCLUSIONS OF LAW**

The Sun Valley Planning & Zoning Commission concludes that the proposed accessory structure at 102 Farnlun Place meets the standards for approval under Title 9, Chapter 5, City of Sun Valley Municipal Code provided the above condition of approval is met.

**DECISION**

Therefore, the Sun Valley Planning & Zoning Commission **approves** the subject Conditional Use Permit Application No. CUP 2016-01 for the proposed accessory structure subject to the Conditions of Approval above.

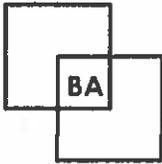
Dated this 12th day of May, 2016.

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Ken Herich, Chairman  
Sun Valley Planning & Zoning Commission

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Date Findings of Fact signed



**Smith Residence Remodel**

CUP Evaluation Statement:

March 22, 2016

- **Statement evaluating the effects on adjoining properties:**
  - There will be no effects or increase of noise or odors for the CUP
  - The proposed guest house will match the existing building materials of the main residence
  - The guest house will be used as a private gym with the ability to accommodate future guest house needs
  - The proposed guest house is placed so that the visibility from State Highway 75 and the access roads are minimal. The visibility is greatest from the access road to 106 Farnlun Place
  - The proposed guest house will take advantage of the natural topography with minimal site disturbance and will incorporate landscaping to minimize any reflective glare to the adjoining property owner
  
- **Statement identifying surrounding land uses and compatibility:**
  - The property is located above Weyakin Subdivision and is zoned RS-2 Cluster Single-Family Residential
  - The proposed guest house will match the existing building materials of the main residence and will be adjacent to the existing residence and will provide the maximum amount of open space
  
- **Statement discussing the compliance with the Comprehensive Plan:**
  - The proposed guest house meets the minimum requirements of the Comprehensive Plan
    - Minimum size
    - Use
    - Parking
    - Character

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

**From:** Abby Rivin, CFM, Associate Planner  
**Meeting Date:** 12 May 2016

**PLAT AMENDMENT (SUBPA2016-01)**

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**APPLICANT:** Bruce Smith, PLS, Alpine Enterprises for JRTO ONE LLC

**LOCATION:** 316 Juniper Road; Twin Creek II Subdivision Lot 132

**ZONING DISTRICTS:** Rural Estate and Ranch (RA) Zoning District

**REQUEST:** Shift and expand the existing, recorded building envelope.

**ANALYSIS:** The applicant is proposing to shift and expand the existing building envelope on vacant Lot 132 in Twin Creek II Subdivision in order to distance future development from the powerlines, take advantage of view corridors, and increase separation from adjacent structures. The centroid of the building envelope will shift 76 feet south. The new proposed building envelope will be 14,575 sq ft, a 11,575 sq ft increase from the existing 3,000 sq ft envelope. The existing lot is 121,800 sq ft.

Applications for plat amendments are subject to the following standards, or they must be reviewed as a new application.

*E. Standards:*

- 1. A plat amendment shall not lower the dimensions of the lot below the minimum dimensional standards prescribed by this title;*
- 2. A plat amendment shall not increase the original number of properties, and may decrease the original number of properties; and*
- 3. A plat amendment shall not change or move any public streets or publicly dedicated areas in any manner.*

None of the three aforementioned standards have been exceeded, thereby allowing the building envelope shift and expansion as a Plat Amendment as opposed to a new Preliminary Plat.

Sun Valley Municipal Code Section 9-4B-1C requires that applications to adjust a building envelope be submitted in conjunction with a design review application. The applicant has provided a preliminary design for a proposed single-family residence. A full design review application package will be submitted to the Community Development Department for approval at final design.

**RECOMMENDATION:** Staff recommends approval of SUBPA 2016-01 shifting and expanding the building envelope on vacant Lot 132 in Twin Creek II Subdivision.

**RECOMMENDED MOTION:** "I move to recommend approval to the City Council of Plat Amendment Application Number 2016-01, shifting and expanding the recorded building envelope on vacant Lot 132 at Twin Creek II Subdivision, pursuant to the Conditions of Approval and Findings of Fact."

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

**ATTACHMENTS:**

1. Findings of Fact
2. Application Materials

**DRAFT**  
**FINDINGS OF FACT AND CONCLUSIONS OF LAW**  
**CITY OF SUN VALLEY**  
**PLAT AMENDMENT**

Project Name: **Plat Amendment SUBPA 2016-01**

Applicant: **Bruce Smith, PLS, Alpine Enterprises for JRTO ONE LLC**

Location: **316 Juniper Road; Twin Creek II Subdivision Lot 132**

Zoning Districts: **Rural Estate and Ranch (RA) Zoning District**

Project Description: Shift and expand the existing, recorded building envelope on vacant Lot 132 in Twin Creek II Subdivision. The centroid of the building envelope will shift 76 feet south. The new proposed building envelope will be 14,575 sq ft, a 11,575 sq ft increase from the existing 3,000 sq ft envelope. The existing lot is 121,800 sq ft.

Required Findings: In order to approve a plat amendment application and based on the standards set forth in **Sun Valley Municipal Code, Title 9, Chapter 4B-1 (PLAT AMENDMENTS)**, the City Council shall make the following findings:

1. The adjustment is appropriate for the lot and the surrounding neighborhood. **The plat amendment does not alter the character of the existing single-family residential neighborhood. The resultant building envelope dimensions and setbacks meet the minimum standards for the Rural Estate and Ranch (RA) Zoning District. The adjustment will distance future development from the existing powerlines, enhance view corridors, and improve options for driveway access.**
2. The adjustment is consistent with the goals of the city comprehensive plan. **The proposal respects natural scenic settings by enhancing the view of Bald Mountain for future development. The plat amendment honors private property rights.**
3. The adjustment will not affect the character of the neighborhood in a materially adverse manner. **The proposal will not alter the character of the neighborhood as no new lots will be formed with this adjustment.**
4. The adjustment will not cause undue traffic congestion, or dangerous traffic conditions. **The proposal will not cause undue traffic congestion as no new lots are formed with this adjustment and density remains the same. The building envelope shift provides superior driveway access options and increases safety for ingress and egress.**

*The City Council shall make the following additional finding for the relocation of a building envelope:*

1. The location of the building envelope and siting of the building footprint is appropriate for the lot and the surrounding neighborhood. **The proposed building envelope complies with the City's dimensional standards for Rural Estate and Ranch (RA) Zoning District and no building footprint currently exists or is immediately proposed.**
2. The location of the building envelope and siting of the building footprint is consistent with the purposes and goals of the Comprehensive Plan. **The relocation of the building envelope complies with the City's dimensional standards while promoting development that is context-sensitive and complementary to adjacent property.**
3. The location of the building envelope and siting of the building footprint will not cause undue traffic congestion, nor dangerous traffic conditions. **See Finding 4 above.**
4. The location of the building envelope and siting of the building footprint will not affect the character of the neighborhood in a materially adverse manner. **No structure currently exists on the lot and the final proposal will be subject to design review.**

DRAFT

**CONDITIONS OF APPROVAL**

1. Upon approval of the plat amendment by City Council to shift and expand the building envelope on Lot 132 in Twin Creek II Subdivision, the applicant shall record the amended plat with the Office of the County Recorder and provide a copy of the recorded document to the Community Development Director prior to application for any development on subject lot.

**CONCLUSIONS OF LAW**

The Sun Valley City Council concludes that the building envelope shift and expansion at 316 Juniper Road meets the standards for approval under Title 9, Chapter 4, City of Sun Valley Municipal Code provided the above conditions of approval are met.

**DECISION**

Therefore, the Sun Valley City Council **approves** the subject Plat Amendment Application No. SUBPA 2016-01 to shift and expand the building envelope on Lot 132 in Twin Creek II Subdivision subject to the Conditions of Approval above.

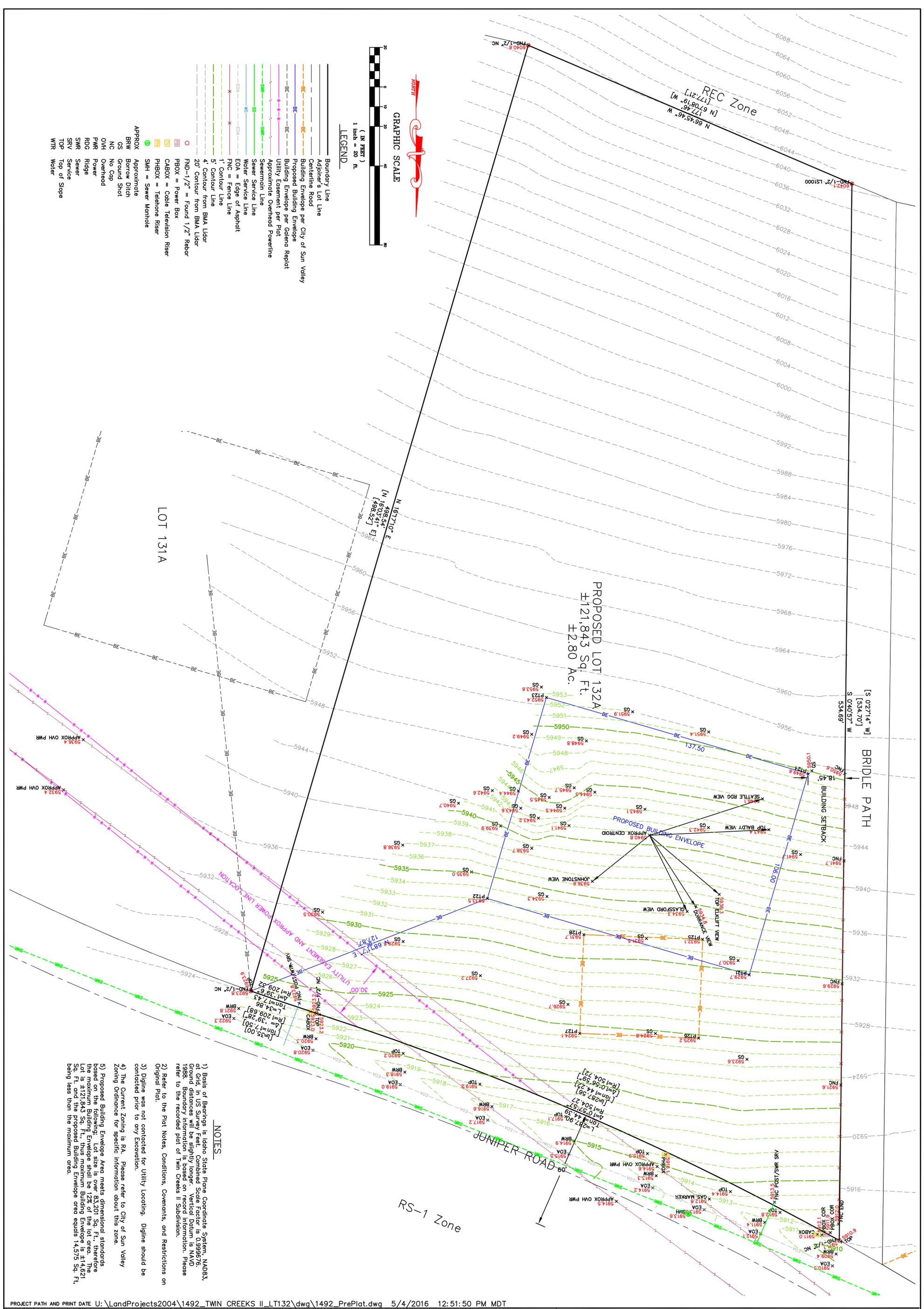
Dated this 2nd day of June, 2016.

\_\_\_\_\_  
Peter Hendricks, Mayor  
City of Sun Valley

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

ATTEST:

\_\_\_\_\_  
Alissa Weber, City Clerk  
City of Sun Valley



LOT 131A

PROPOSED LOT 132A  
±121,843 Sq. Ft.  
±2.80 Ac.

BRIDLE PATH

RS-1 Zone

NOTES

- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, at Grid, in US Survey Feet. Combined Scale Factor is 0.999676. Ground distances will be slightly longer. Vertical Datum is NAVD 1988. Boundary information is based on record information. Please refer to the recorded plat of Twin Creeks II Subdivision.
- 2) Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat.
- 3) Digline was not contacted for Utility Locating. Digline should be contacted prior to any Excavation.
- 4) The Current Zoning is RA. Please refer to City of Sun Valley Zoning Ordinance for specific information about this zone.
- 5) Proposed Building Envelope Area meets dimensional standards based on the following: Lot size is over 83,201 Sq. Ft., therefore the maximum Building Envelope shall be 12% of the lot area. The maximum Building Envelope shall be 14,575 Sq. Ft. Lot 132A is 121,843 Sq. Ft., therefore the maximum Building Envelope shall be 14,575 Sq. Ft. Building Envelope area equates 14,575 Sq. Ft. being less than the maximum area.

PROJECT PATH AND PRINT DATE U:\LandProjects2004\1492\_TWIN CREEKS II\_L132\dwg\1492\_PrePlat.dwg 5/4/2016 12:51:50 PM MDT

REVISIONS	NO	DATE	BY
SHOW UTILITIES, TOPO LOWER PORTION OF LOT	1	04MAY16	MEP



Alpine Enterprises Inc.  
Surveying, Mapping, and Natural Hazards Consulting  
221 Northwood Way, Unit A-100  
P.O. Box 2037, Ketchum, ID 83340 USA  
(208) 727-1988 727-1987 fax  
email: bsmith@alpineenterprisesinc.com

A PRELIMINARY PLAT SHOWING  
LOT 132A, TWIN CREEKS II SUBDIVISION  
WITHIN S21, T.4N., R.18E., B.M., BLAINE COUNTY, IDAHO  
PREPARED FOR JRTO ONE, LLC