CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT

To: Planning and Zoning Commission

From: MH Mark Hofman, Community Development Director

Meeting Date: April 25, 2013

Agenda Item: **Sun Valley Water & Sewer District Reuse Water Booster Station Design Review Application No. DR2013-09**

SUBJECT: Public hearing and noticed site visit for a **Design Review** Application proposing the construction of a new reuse water booster pump station with associated site improvements. This design review application is contingent upon and subject to Zoning Map Amendment Application No. ZMA 2013-01 for a rezone of underlying Tax Lot 5998 to Public/Institution (PI) Zoning District and to Application No. CPA 2013-01 for an amendment to the Future Land Use Map changing the land use designation for the Tax Lot from Open Space to Public/Quasi-Public. **Applicant:** Pat McMahon for Sun Valley Water & Sewer District. **Application Filing Date:** April 2, 2013. **Location:** An existing portion of land legally described as the *Lane Ranch North Rezone* in Ordinance No. 448, zoned Public/Institution (P/I) and listed as Parcel A on the Lane Ranch North Preliminary Plat, as well as Tax Lot 5998 owned by the District; Elkhorn Road and Weyyakin Drive.

BACKGROUND: The Sun Valley Water & Sewer District (SVW&SD) submitted a Design Review application for the construction of a new 1,496.5 gross square foot reuse water booster pump station on vacant, undeveloped land adjacent to Elkhorn Road. The station is partially on Parcel A of the Lane Ranch North Preliminary Plat and partially on Tax Lot 5998 owned by the SVW&SD. Parcel A will be transferred to the District in the future after recordation of a final plat for Lane Ranch North. The Letter of Authorization attached as **Exhibit "PZ-C"** and dated March 28, 2013 from Peter O'Neill grants property owner authorization for SVW&SD to apply for and obtain development permits for the booster pump station on Parcel A of the Lane Ranch North Subdivision.

The booster pump station will be one element in a system that transfers reuse water from the District plant near the Big Wood River to a future reuse water reservoir above the Elkhorn Golf Course. As fully depicted in the project drawings (**Exhibit "PZ-D"**), the development consists of the construction of a new permanent structure to house the booster pump equipment. The new structure would be located on the north side of Elkhorn Road and accessed via a private access driveway from an existing sixty (60) foot easement that provides access to the Weyyakin Subdivision.

ANALYSIS: The proposed design review for the booster pump station is contingent upon and subject to Zoning Map Amendment Application No. ZMA 2013-01 for a rezone of underlying Tax Lot 5998 from Outdoor Recreational (OR-1) to Public/Institution (PI) Zoning District and to Application No. CPA 2013-01 for an amendment to the Future Land Use Map changing the land use designation for the Tax Lot from Open Space to Public/Quasi-Public. The proposed public use of an above grade utility for a public purpose corresponds with the Public/Quasi-Public land use designation of the Comprehensive Plan Future Land Use Map and with the Public/Institution (PI) Zoning District of the Official Zoning Map.

Outdoor Recreational Zoning- The entire 13,320 square foot portion of underlying Tax Lot 5998 is currently zoned Outdoor Recreational (OR-1) on the Official Zoning Map of the City of Sun Valley. Development Code Section 9-5B-9B requires that lands that are zoned OR-1 prior to the adoption of the Code and the creation of the Recreation and Open Space zoning districts (Ordinance No. 382, 2006) and designated as OR-1 on the Official Zoning Map shall be required to apply for and receive an official zoning map amendment consistent with the land use designation shown on the Comprehensive Plan Future Land Use Map prior to, or in conjunction with, the processing of any development applications for improvements on the respective OR-1 zoned lands.

SVW&SD proposes to construct the new booster station partially on Tax Lot 5998 and partially on adjacent Parcel A of the Lane Ranch North Subdivision. Parcel A has already been rezoned by the City to the PI Zoning District in preparation for the booster station project. Pursuant to Code Section 9-5B-9B, the applicant is required to apply for and receive an official zoning map amendment in conjunction with the processing of any development application for improvements on the OR-1 zoned land of Tax Lot 5998. The related Zoning Map Amendment application was filed in conjunction with and is specific to this Design Review Application to fulfill the OR-1 rezone requirement.

Comprehensive Plan/Future Land Use Map- As cited above, Development Code Section 9-5B-9B requires OR-1 lands to receive an official zoning map amendment *consistent with the land use designation shown on the Comprehensive Plan Future Land Use Map* prior to, or in conjunction with, the processing of any development applications for improvements on the respective OR-1 zoned lands. Tax Lot 5998 was not part of the 2012 Lane Ranch North Comprehensive Plan Amendment that amended adjacent Parcel A to the Public/Quasi-Public land use designation for the Lane Ranch North Preliminary Plat. As a result, the Future Land Use Map still designates Tax Lot 5998 as Open Space land use. Therefore, it could be seen that in order to approve a design review application for the project and a rezone for Tax Lot 5998 to a zoning district *"consistent with the land use designation shown on the Comprehensive Plan Future Land Use Map"* the City should first require and then approve an amendment request to the Future Land Use Map for Public/Quasi-Public designation.

To address the issue raised in this Section regarding consistency with the land use designation shown on the Future Land Use Map, the applicant has submitted a related application for a Comprehensive Plan Amendment (CPA 2013-01) to change the land use designation for the Tax Lot from Open Space to Public/Quasi-Public. This amendment to the Public/Quasi-Public land use designation would mirror the City action on adjacent Parcel A of Lane Ranch North to enable the reuse water booster station to be constructed and would allow the City to take action on the Design Review Application and the Zoning Map Amendment with a finding that the change from

Outdoor Recreational (OR-1) to the Public/Institution (PI) Zoning District is consistent with the Public/Quasi-Public land use designation shown on the Comprehensive Plan Future Land Use Map.

Development Standards- The design incorporates a single-level building design with a slightly pitched roof element into the gently sloping site. The building exterior combines an earth tone (sage green) stucco wall finish with wood architectural trim and eaves. Extensive screening vegetation consisting of existing mature vegetation to remain, 21 new conifer trees, shrub groupings and native grasses are included in the project design. Exterior lighting consists of two (2) shielded metal halide light fixtures above the door areas of the building as depicted and called out on Sheet 2.0 of the attached project drawings. The proposed 16' 4" height of the structure complies with the maximum thirty five (35) foot height limit for the PI Zoning District and the structure complies with the required minimum thirty five (35) foot setback to exterior property lines. The station proposes a lot coverage of only 4.3% where a maximum of 40% is permitted.

Design Review Findings and Evaluation Standards- The required Findings for action on a Design Review application are specified in Development Code Section 9-5B-3 and the Evaluation Standards are contained in Section 9-3A-3. Suggested findings are contained in the Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR2013-09 attached to this Report as **Exhibit "PZ-A"**. All proposed features of the booster station project comply with applicable standards and criteria for above ground utility structures, landscaping, parking, street improvements, hardscape, and exterior lighting within the PI Zoning District.

Application Review and Comment- The project design and application materials were reviewed by the Community Development Director, Building Department, and Fire Department for conformance with all applicable codes, requirements and regulations. No aspect of the design required review by the City's contract engineer, CH2MHill. The Sun Valley Fire & Building Comments for Planning & Zoning Review letter is attached as **Exhibit "PZ-B"**.

Public Notice and Comment- The public hearing and the site visit by the Planning and Zoning Commission for the Design Review application was properly noticed by: 1.) publication of proper notice in the Mt. Express on April10, 2013; 2.) posting notice on the project site adjacent to Elkhorn Road at the Weyyakin Drive entrance; 3.) mailing of notice to all adjacent property owners within a minimum 300 foot radius; 4.) posting of public notice at five (5) prominent locations within the City, including Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 5.) transmitting electronic notice to relevant agencies/media via emailing and faxing, as well as to all parties who have notified the City of interest to receive agendas and public notices; and, 6.) posting on the City's webpage under public notices and under the Planning and Zoning Commission Agenda.

No public comments were received by the City as of the writing and release of this Agenda Report, though a few public inquiries were made to the Community Development Department.

Alternative Actions- Alternative actions available to the Commission include: (1) make the required findings and adopt the attached draft Findings of Fact and Conclusions of Law approving the design review application; (2) continue the public hearing for further information and review; or (3) close the public hearing, discuss the findings, vote to deny the application and direct staff to

return on a date certain with a resolution of denial reflecting the comments and findings of the Commission.

RECOMMENDATION: Before public comment is received, the Commission should disclose all information and contacts received outside the public hearing on this item upon which the decision will be based, receive public testimony, and consider the facts and findings necessary to make a decision on the application. The Community Development Director recommends the Commission review the project drawings, discuss any remaining issues and take action to **approve** the design review application with a condition of approval stating that the design review application is contingent upon and specific to City approval of the project's related Comprehensive Plan Amendment and the Zoning Map Amendment applications.

LIST OF ATTACHED EXHIBITS:

Exhibit "PZ-A"	Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR2013-09.
Exhibit "PZ-B"	Sun Valley Fire & Building Comments for Planning & Zoning Review letter dated April 15, 2013.
Exhibit "PZ-C"	Letter of Authorization dated March 28, 2013 from Peter O'Neill granting property owner authorization for SVW&SD to apply for and obtain development permits for the booster pump station on Parcel A of the Lane Ranch North Subdivision.
Exhibit "PZ-D"	Reduced 11" by 17" project drawings consisting of seven (7 Sheets) and color visual simulations (3 sheets) all stamped received by the City on April 2, 2013.

**The entire administrative record for this Design Review application is available for review in the Community Development Department at City Hall.

EXHIBIT "PZ-A"

Application No: **DR2013-09**
4/25/13 P&Z AGENDA

(DRAFT) FINDINGS OF FACT AND CONCLUSIONS OF LAW CITY OF SUN VALLEY PLANNING AND ZONING COMMISSION DESIGN REVIEW

Project Name: **Sun Valley Water & Sewer District Reuse Water Booster Station**

Applicant: **Pat McMahon for Sun Valley Water & Sewer District**

Location: **An existing portion of land legally described as the *Lane Ranch North Rezone* in Ordinance No. 448, zoned Public/Institution (P/I) and listed as Parcel A on the Lane Ranch North Preliminary Plat, as well as Tax Lot 5998 owned by the SVW&SD; Elkhorn Road and Weyyakin Drive**

Zoning District: **Public/Institution (PI) Zoning District**

Reuse Water Booster Pump Station Floor Area:

	Proposed Floor Area (sq. ft.)
Ground Level	1496.5

Setbacks: All buildings, eaves, walkways and other applicable elements of the single level utility structure will meet the thirty five (35) foot minimum required setback standard from exterior property lines for the PI Zoning District.

Lot Area: Parcel A- 44,207.1 square feet
Tax Lot 599813,297.1 square feet

Lot Coverage Allowed: 40 percent or 23,001.7 square feet
Lot Coverage Proposed: 4.3 percent or 2,449.8 square feet

Building Height Allowed: 35 feet maximum for structures in the PI Zoning District.
Proposed Building Height: 16 feet, 4 inches above existing record grade.

Project Description: The Sun Valley Water & Sewer District submitted a Design Review application for the construction of a new 1,496.5 gross square foot reuse water booster pump station on vacant, undeveloped land adjacent to Elkhorn Road. The station is partially on Parcel A of the Lane Ranch North Preliminary Plat and partially on Tax Lot 5998 owned by the SVW&SD. Parcel A will be transferred to the District in the future after recordation of a final plat for Lane Ranch North. A Letter of Authorization dated March 28, 2013 from Peter O'Neill grants property owner authorization for SVW&SD to apply for and obtain development permits for the booster pump station on Parcel A of the Lane Ranch North Subdivision.

The booster pump station will be one element in a system that transfers reuse water from the District plant near the Big Wood River to a future reuse water reservoir above the Elkhorn Golf Course. As fully depicted in the project drawings, the development consists of the construction of a new permanent structure to house the booster pump equipment. The new structure would

be located on the north side of Elkhorn Road and accessed via a private access driveway from an existing sixty (60) foot easement that provides access to the Weyyakin Subdivision.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards including minimum setbacks, maximum height, off-street parking, grading, landscaping and exterior lighting regulation compliance. The Planning and Zoning Commission conducted a properly noticed public hearing to review the proposed design and supporting application materials and take public comment.

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 5B, Section 3 DESIGN REVIEW,** the Planning & Zoning Commission shall make the following findings:

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The new reuse water booster pump station lies on property rezoned to Public/Institution (PI) as part of the Lane Ranch North Subdivision and via Ordinance No. 460 for Tax Lot 5998 and consists of a single-level, above grade utility structure with 1,496.5 square feet of gross area. The PI Zoning District permits above grade utility land uses by right. Therefore, the single level utility structure is in conformance with the purpose of the zoning district and all dimensional regulations of that district because the design complies with the thirty five (35) foot height limitation (16' 4" above existing record grade proposed) on the gently sloping site as well as all other applicable dimensional standards required pursuant to Development Code Section 9-2C-3, including setbacks and lot coverage.**

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 and sensitively located on the existing PI zoned portion of the Lane Ranch North Subdivision and Tax Lot 5998 and the preservation of existing view sheds and corridors was taken into account as part of project design by extensive screening vegetation. The building is sited perpendicular to the Elkhorn Road exposure to minimize visual bulk and mass. The materials and colors utilized by the project are consistent with the surrounding neighborhood and the greater Sun Valley area. All applicable evaluation standards for design review as set forth in Chapter 3A have been met by the project design. All proposed features of the booster pump station project comply with applicable standards and criteria for utility structures, landscaping, parking, street improvements, hardscape, and exterior lighting within the design review evaluation standards.**

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. **No significant negative impact will occur to surrounding natural features because the development will occur on the less constrained, least sloped, most developable PI zoned portion of the site and all adjacent significant slopes over 25% will be preserved and undisturbed in the Lane Ranch North development. The structure is sited in a central location of the project site to minimize bulk and mass and the related site improvements provide safe, adequate and direct access to the structure. No avalanche hazard area or other significant natural features have been identified on the subject property. The development provides adequate separation from adjacent residential uses and maximizes view preservation through and to the site.**

4. The proposed design is in context and complimentary to adjacent properties. **The project complies with all aspects of Code Section 9-2C for the PI Zoning District and is in context with and complementary to adjacent properties because it is**

designed in a manner that the apparent mass of the building is minimized by a perpendicular orientation to the adjacent road, extensive year-round screening vegetation is provided and project grading blends with adjacent gently sloping areas. The site is graded into the slope on the site to minimize the apparent mass of the building and to integrate the building in to the natural contours of the project site. The design provides visual interest through architectural eave details, natural colors and materials, a slightly pitched roof element and extensive landscaping including preservation of existing mature vegetation and the use of native grasses.

5. The proposed design is compatible with the community character and scale of the neighborhood. **The proposed design is compatible with the community character and scale of the neighborhood because the new station is sensitively and appropriately placed on the small site and the single level design is consistent with the design of other above grade utility structures in the City. The new facility will be accessed from the easement that provides access to the Weyyakin Subdivision and no direct access is proposed for Elkhorn Road. The single-level bulk and mass of the proposed design is consistent and compatible with the community character and scale of the existing utility structures in the City because the structure is centrally located on the most developable portion of the site, is adequately dug into and blended with existing grade, and will be separated from view from surrounding areas in the future by new landscaping vegetation.**

6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **All applicable services are available to fully serve the utility project. Additionally, as conditioned, the project will comply with all applicable requirements from the Sun Valley Fire and Building Comments for Planning & Zoning Review contained in the comment letter dated April 15, 2013 (see attached Exhibit 1). No site conditions or aspects of design have been identified that would be adverse to the protection of health, safety and general welfare of the community.**

7. The proposed design is of quality architectural character and materials. **The proposed design of the structure is of quality architectural character because it incorporates adequate reduction in visual bulk and mass impact with a perpendicular orientation to the public street right-of-way, the footprint and developed area is minimized but adequately serves the utility purpose, the structure is integrated into the gently sloping and stepped natural grade, visual impacts are minimized while allowing development of the existing site and the materials are consistent with the quality and design of surrounding development and the region.**

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 Public/Quasi-Public land use as part of the Lane Ranch North project and as part of related Comprehensive Plan Amendment Application No. CPA 2013-01. The land use designation amendment implements the applicable provisions of the Comprehensive Plan because, as stated in Development Code Section 9-2C-1B, the PI zone is established to identify lands on which public service uses are conducted. The project proposes a new reuse water booster station and the above grade utility facility is considered a public use. The PI District is consistent with the Public/Quasi-Public land use designation identified in the Comprehensive Plan.**

CONCLUSIONS OF LAW

That this project does meet the standards for approval under Title 9, Chapter 3A (Design Review Regulations), of the City of Sun Valley Municipal Code provided the below 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.

CONDITIONS OF APPROVAL

1. **The applicant(s) and their representatives shall comply with all IBC, IFC and applicable City ordinances.**
2. **Site review approval is good for one year from the date of approval, unless extended as per 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. **The location and elevation of the building foundation shall be certified by a licensed surveyor or engineer and submitted to the Sun Valley Building Inspector, as applicable, prior to any issuance of a foundation inspection or permission to pour concrete footings.**
5. **Any permits issued during the 10-day appeal period provided for under section 9-3A-4 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. **A final construction management plan shall be submitted to the Building Official at the time of application for a building permit that addresses adjacent site and path preservation and safety, construction parking, material storage, nuisance control (noise, dust, trash, street cleaning and construction fencing) and each issue of concern of the Planning and Zoning Commission addressed as part of the project approval. *Prior to the issuance of a building permit, final review and approval of the construction management plan by the Community Development Director is required.* No construction parking or staging shall occur on the Elkhorn Road right-of-way or on Weyyakin Drive and the site access shall be kept free and clear for emergency vehicle access at all times. Access on Weyyakin Drive shall not be impeded by construction activity to the greatest extent practicable and any significant access issues shall be brought to the attention of the City in advance. Temporary construction fencing shall protect all sensitive areas and surrounding vegetation throughout the development process. Temporary dirt and grading staging areas shall be clearly identified on the construction management plan.**
7. **The applicant shall comply with the applicable comments and conditions set forth in the Sun Valley Fire & Building Comments for Planning & Zoning Review letter dated April 15, 2013 (attached Exhibit 1). A temporary address placard or monument shall be maintained at the driveway entrance for the construction phase and the access roadway shall be maintained free and clear for emergency vehicle access. No modifications to the approved plans shall be made without written permission of the Fire Chief, Building Official, Community Development Director or other applicable representative.**
8. **The subject Design Review Application shall be specific to the project drawings (7 Sheets) and the color visual simulations (3 sheets) all stamped received by the City on April 2, 2013 and approved by the Planning & Zoning Commission on April 25, 2013. Any changes or modifications to the approved design shall be reviewed by the Community Development Department pursuant to Code Section 9-5A-10, Substantial Conformance.**
9. **Any planned address monument or future signage shall meet all applicable requirements of the Development Code. If applicable, a final address**

monument plan showing the design of any included lighting fixtures shall be submitted for approval by the Community Development Director prior to any construction of such monument and prior to issuance of a Certificate of Occupancy for the project by the City.

10. **To the satisfaction of the Community Development Director and the Building Official, the applicant shall comply with the lighting plan and related materials reviewed by the Commission on April 25, 2013. Any new future exterior lighting for the project shall be in conformance with Development Code Section 9-3B, Exterior Lighting Regulations. All nonessential exterior commercial lighting shall be turned off when not operationally needed.**
11. **All standard traffic sight lines shall be maintained with all of the project's landscape changes and landscape additions for the site, including all access ways to Elkhorn Road or Weyyakin Drive.**
12. **This design review approval is contingent upon and specific to City approval of Comprehensive Plan Amendment Application No. CPA 2013-01 and Zoning Map Amendment Application No. ZMA 2013-01.**

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR2013-09.

Dated this 25th day of April, 2013.

_____

Ken Herich
Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed_____

EXHIBIT
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Sun Valley Fire & Building Comments for Planning & Zoning Review

Meeting Date: April 25, 2013

Date: April 15, 2013

Project: Elkhorn Reuse Pump Station DR2013-09

These comments constitute noted discrepancies that would affect Design Review this does not constitute a full building permit plan review.

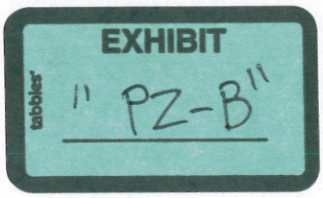
Fire Comments:

1. The access roadway slope and width as designed meets the intent of the International Fire Code 2009 Edition as the building can be protected from the Weyyakin drive.
2. The applicant shall perform selective hand removal of sagebrush and other large shrubs in an irregular and blended pattern in the sloped area below the residence for fire protection purposes. This selective hand removal shall be accompanied by supplemental replanting of bare areas with natural low lying and no maintenance grasses in accordance with the Landscape Plan approved for the project. For the sloped area above the residence, the sagebrush and other large shrubs may require thinning at discretion of the Fire Chief and the Community Development Director. The hand removal shall be done in such way that the non-shrub vegetation is preserved to the greatest extent practicable. All required thinning shall be completed and replanted as needed prior to issuance of a Certificate of Occupancy for the project.

Building Comments:

1. Snow retention devices required above walking surfaces.
2. Insulation values appear to be less than required.

EXHIBIT
"PZ-B"



Sun Valley Fire & Building Comments for Planning & Zoning Review

Meeting Date: April 25, 2013

Date: April 15, 2013

Project: Elkhorn Reuse Pump Station DR2013-09

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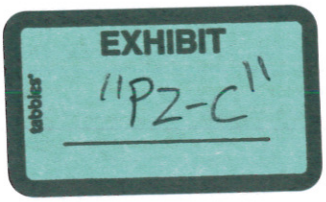

LRN DEVELOPMENT LLC
100 North 9th Street #200
Boise, ID 83702
208-333-2401

To: **Pat McMahon**
SVW&SD
Cc: **Mark Hofman, AICP**
Community Development Director
City of Sun Valley
SUBJECT: **Development Permits - LRN**
DATE: **March 28, 2013**

As the principal owner in both PONASCEA LLC, and LRN Development LLC, I authorize the SVW&SD to apply for and obtain applicable development permits for the portion of the reuse waterline on the overall Lane Ranch North site and for the pumphouse structure project area identified as Parcel A on the approved Lane Ranch North Preliminary Plat.

Peter S. O'Neill

Peter O'Neill
LRN Development LLC