



**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 24, 2014  
**Agenda Item:** **Sun Valley Lodge Renovation and Spa Addition  
Design Review Application No. DR 2014-11**

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**SUBJECT:** Site visit and public hearing for a design review application proposing an addition of a 31,387 square foot new spa element and a general renovation to the existing Sun Valley Lodge with associated site improvements on developed property within the Commercial Center (CC) Zoning District and the Sun Valley Resort/Village Core Land Use Planning Area #1 of the City of Sun Valley. **Applicant:** Ruscitto/Latham/Blanton Architectura, P.A. for Sun Valley Company. **Application Filing Date:** March 28, 2014. **Location:** 1 Lodge Entry Lane.

**BACKGROUND:** The Sun Valley Lodge was constructed in 1936, is the heart of the Sun Valley Resort, and is the iconic building in the City and region's history. Opening ceremonies for the Lodge were held on December 21, 1936. For over three and a half decades, since 1977, the Holding Family has owned and lovingly operated the Sun Valley Lodge as the jewel of the Resort. The Sun Valley Company has now submitted a Design Review application to renovate the interior public and guest room areas of the existing Sun Valley Lodge and construct a new spa addition and renovated pool terrace. The renovation of the Lodge reduces the total room count down from the existing 146 rooms to 96 rooms. As described in the applicant's Narrative (**Exhibit "PZ-B"**), the spa addition includes spa reception and retail areas, a beauty salon, pool side Café, exercise room, yoga room, pool lockers, spa lockers, treatment rooms, relax lounges, and staff support areas. The existing Sun Valley Lodge pool will be rebuilt in a similar location and architectural style along with an expanded and renovated pool terrace area. A new sub-grade service ramp will provide receiving and support services for the Lodge and spa facility below the proposed spa addition building. The existing basement areas of the northwest wing will be remodeled and expanded with the proposed addition to incorporate reorganized receiving, mechanical, storage, and Lodge housekeeping functions.

The first two levels of the existing Lodge's northwest wing, including the existing loading dock and receiving/housekeeping areas on the first floor and the Lodge Dining Room kitchen on the second level, will be extensively remodeled to provide areas for the new spa facility. The existing third level of the northwest wing will remain as guest room accommodations; however, they are proposed for renovation in a scope and design consistent with other rooms in the Lodge. The third level of the spa addition is proposed for four (4) new guest rooms. As depicted on the attached project drawings (**Exhibit "PZ-H"**), the development also includes improvements for organizing access to the proposed spa and the existing Lodge, site landscaping, and infrastructure to service the facility.

**ANALYSIS:** The Sun Valley Lodge lies on Resort property within the Commercial Center (CC) Zoning District and consists of a five-level commercial hotel structure with 149,501 square feet of existing building area. The CC Zoning District permits commercial structures and hotel/convention center land uses by right. The existing and proposed hotel public, guestroom and spa uses are permitted in the Commercial Core Zoning District. The Lodge lies within Land Use Planning Area (LUPA) #1: Sun Valley Resort/Village Core and is designated as a Special Site. The hotel renovation and spa addition do not require a master plan for the overall LUPA as hotels and/or performing arts/symphony centers are specifically exempted from the requirement in the Comprehensive Plan. The project will have no effect on the residential density of the LUPA. In regard to the Special Site designation, the renovation and spa addition respect the historic significance of the Lodge by updating and modernizing the iconic structure while respecting the mass and scale of the existing building as well as the traditional use. New features will complement the existing form and upgrade the facility for use over the next seventy or more years.

The existing Lodge exterior is mainly earth toned board form concrete. It resembles a grand wooden structure, yet is constructed of Portland Cement to resist fire and improve durability. The majority of the existing Lodge exterior will remain as currently designed but will have some upgrades. Pursuant to City Code, the existing wood shingle roof of the Lodge will be replaced with a new asphaltic shingle roof material. The roof of the spa addition will also be asphalt shingle material. An Exterior Materials Exhibit is attached to this Report as **Exhibit "PZ-G"**. The exterior of the new spa addition will be cut stone wall cladding with stone veneer. The spa exterior will include metal clad wood windows, painted steel beams, patinaed metal guardrails, stained cedar fascia, copper standing seam ridge vents, and patinaed steel chimney shrouds.

**Development Standards-** The proposed Lodge renovations and spa addition meet all of the dimensional standards listed in Table 9-2B-2 for density, lot size, lot dimensions, frontage, building height, and open site area. In compliance with Development Code Section 9-2B-3C, the project proposes approximately 35,000 square feet (or 20%) of net usable floor space devoted to retail and service businesses where 3% minimum is required. The distance between the proposed spa addition and other structures within the CC District complies with the 15 foot minimum distance requirement. The workforce housing requirements of Code Section 9-2B-3C-3 are met by Sun Valley Company which provides extensive on-site workforce housing in dormitories located in the existing Village Core. The spa addition complies with the open area requirements based on the overall open area that exists in the Sun Valley Village.

All buildings, eaves, stairs and walkways and other applicable elements of the commercial hotel and spa structure will meet the twenty five (25) foot minimum required landscaped setback standard, and the 45 degree angle plane for each additional foot in height greater than 25 feet (and all other setback standards pursuant to Development Code Section 9-2B-3G) for the CC Zoning District from the adjacent Multi-Family Dwelling (RM-2) Zoning District area of the existing Lodge I Apartments.

The applicant's narrative, attached as **Exhibit "PZ-B"**, details compliance with Code Section 9-2B-3J, Building Mass and Scale, by stating that the proposed spa addition design incorporates a variety of techniques to create visual interest and reduce the apparent scale and massing of the structure. The design employs a variation in materials, architectural ornament, vertical and

horizontal articulation, wall plane setbacks, stepped balconies and a combination of overhang elements to minimize uninterrupted wall planes. The spa addition has been designed to maintain the character, scale, and proportion of the existing Sun Valley Lodge designed by Stanley Underwood in 1935. The position of the structure is primarily set back from the entrance façade of the main Lodge in order to maintain the new facility as subordinate to the original building. In addition, the overall building height is consistent with the existing three story wings of the Lodge. Furthermore, the third level guestroom mass of the spa addition steps back from the front, rear, and side facades to reduce the scale of the new structure in relationship to the exiting northwest wing. On the poolside or southwest façade, the spa facility improvements are incorporated into the basement, first and second levels only, allowing the third level and associated roof line of the original Lodge to be respected and maintained in scale and proportion. The proposed relocation and realignment of the Lodge entrance drive further supports the intent to maintain the original Sun Valley Lodge as the primary iconic structure in the Sun Valley Village area.

**Building Length and Wall Articulation-** In regard to Development Code Section 9-2B-3J-3, the proposed spa addition design incorporates several techniques to create visual variety in massing, enhance view opportunities, and create visual interest. The design employs a variation in materials, architectural ornament, vertical and horizontal articulation, wall plane setbacks, and stepped building elements at the edges of the structure, and a combination of overhang elements to minimize uninterrupted wall planes. Similar to the existing Sun Valley Lodge, which incorporates angled guestroom wings to provide horizontal articulation and enhance view opportunities, the proposed spa addition incorporates stepped horizontal planes on the guest entrance, service entrance, and poolside facades. The design of a cantilever roof on the entrance façade and cantilever roofs and sun shading architectural trellis components on the poolside façade also support visual interest and a variety of materials and shading depth. The proposed spa addition also incorporates a larger central element and provides variation to the central element by providing building setbacks at the edges and corners through the use of guestroom balcony elements.

**Sustainable Energy and Water Use-** Development Code Section 9-2B-3K requires the applicant to prepare and submit a statement which summarizes efforts to meet objectives for sustainable energy and water use. The applicant's narrative includes the following statement:

*"The proposed Lodge guestroom and public space renovation and Spa Addition project is unique from a building reuse perspective. In order to meet the criteria for minimizing impact to the existing structure and surrounding property, efficiently reusing underutilized existing structure and floor area, and creating the necessary spaces for the proposed expanded Spa functions and enhanced guestroom accommodations, the project implements a hybrid strategy. The project requirements are met primarily by reusing existing Lodge structure without expanding the footprint for guestroom accommodations. For the Spa facility, the existing footprint on the northwest wing is expanded with a sensitive and compatible design with relation to the original Lodge, but also incorporates new space into the existing structural footprint on the first and second levels, where food service and housekeeping spaces were previously underused.*

*The structure will contain components that comply with the minimums or exceed the 2009 International Building Code for energy performance. These components will*

*include, but not be limited to, wall and roof building insulation including new exterior wall insulation for existing original concrete exterior Lodge walls, low emissivity (Low-E) exterior windows for the proposed Spa Addition and existing Lodge guestroom and public spaces, and large roof overhangs to minimize solar heat gain in the summer and shoulder seasons.*

*Energy efficient, high performance LED light fixtures will be used for the interior spaces and automatic, stepped lighting controls will be incorporated to take advantage of plentiful daylight opportunities in office area and other areas with applicable uses. Dimming capabilities of interior light fixtures will be incorporated into all areas where applicable. All exterior building and pathway light fixtures will be automatically controlled with timers and/or sensors. Light bollard fixtures installed for emergency egress purposes will be controlled with emergency circuits only.*

*All existing HVAC mechanical systems that service the current Sun Valley Lodge will either be replaced for new equipment or refurbished with new motors, etc. to provide the facility with the above code efficiency performance, increased occupant comfort, increased staff productivity, and reduced maintenance costs. The Spa Addition spaces will be served by new, high efficient mechanical systems with a designated 100% exhaust and pre-tempered outside air zone that will serve the Beauty Salon and Spa facility shower, sauna, and steam areas to ensure building occupant comfort, maintain high indoor air quality and protect all interior finishes and assemblies from mold and other moisture related issues. The mechanical HVAC systems will be controlled and zoned to provide efficient interior space heating and cooling based on expected occupant load, solar orientation within the building, and time/frequency of occupancy. In addition, exterior architectural sun control devices located on the southwest façade are incorporated to mitigate solar heat gain to the interior spaces in the summer months, while allowing the interior spaces some heat gain in the winter months. Furthermore, electronically controlled interior window treatments will be employed to further provide temperature control and reduce heat gain into interior spaces and reduce cooling loads.*

*All new plumbing lines and fixtures will be installed for the renovated guestrooms, public areas, and service spaces. Low flow and flush plumbing fixtures are planned for the employee restroom and locker areas. Overall, the number of guestrooms has been reduced for the project and the plumbing fixtures specifications have generally reduced the overall water use load for the facility in comparison to the existing facility. The rebuilt swimming pool will be approximately the same size but will be significantly less deep, resulting in less heat and chemicals needed for maintenance.”*

The applicant is encouraged to consider all or some of the building and site design practices of Section 9-2B-3K, though the deciding body (the Planning and Zoning Commission in this case) shall not approve or deny an application based upon the sustainable energy and water use statement. The applicant has complied with the statement submittal requirement and has incorporated many of the encouraged measures and design practices.

**Off Street Parking-** The off street parking demand is currently handled primarily by the large Village Mall parking area located to the north of the Lodge. The proposed improvements will not

affect the current parking demand on the property. Spa service and retail areas have increased in the proposed project; however the existing Lodge Dining Room and associated Kitchen areas are to be removed. In addition, the number of hotel guest rooms is proposed to be reduced by approximately 30 percent which will reduce the overall load from guest room occupancy related to potential parking load.

**Transit and Reduced Vehicular Use-** The existing Sun Valley Lodge and proposed spa addition is equipped and planned for multi-modal transportation to and from the project site. The structure itself is positioned within the Sun Valley Village to facilitate vehicular (including bus), bicycle, and pedestrian access to the site. An existing entrance drive from Trail Creek Road with various access points to parking and service areas is provided. The service entrance ramp is located and designed in a manner to separate service vehicle circulation on the site in the best manner possible. Bicycle and pedestrian access is facilitated with various heated paver walkways and bike paths that connect the Lodge area to public circulation, bike paths, and other trail systems.

**Off Street Loading Space for Commercial Uses-** Adequate off-street loading space for commercial uses is provided for this renovation and addition project in compliance with Development Code Section 9-3E-6. The proposed spa addition includes a reconfiguration of the existing site's loading dock and service area. The new loading dock is proposed on the basement level by a ramp with retaining walls that provide sub grade access and circulation. The loading dock area is provided with a raised loading dock accommodating two (2) vehicles. The upper level access road above the top of ramp location is configured to facilitate vehicular maneuverability, provide separation from other off-street parking, and to facilitate screening of the area from view of the public right of way. The new loading dock area is further than fifty (50) feet from any abutting residential uses.

**Exterior Lighting-** The project's exterior lighting is shown on Sheet E1.0 of the project drawings. Each of the proposed lighting fixtures is shown on Sheet E2.0 and all are compliant with the exterior lighting regulations of the Development Code.

**Construction Management Plan-** The applicant's construction management plan is shown on Sheet L4.0 of the project drawings. The construction site will be secured with construction fencing and staging will occur on site and in a fenced area in the Symphony parking area on Dollar Road. Condition of Approval #6 of the attached Draft Findings of Fact (**Exhibit "PZ-A"**) requires submittal of a final construction management plan reflective of the comments and issues discussed by the Planning and Zoning Commission at the public hearing.

**Wireless Communication Facility-** The existing wireless communication facility on the Sun Valley Lodge predates the City's Wireless Communication Facility Ordinance adopted in 2007. As such, the existing facility can remain in place but will be required to remain screened. If the facility is enlarged for collocation of new equipment or to serve additional carries in the future a conditional use permit will be required and design review guidelines will ensure that all aspects of the Development Code are met.

**Monument Signs-** The Lodge upgrade project includes a new monument sign (**Exhibit "PZ-F"**) to be located on Sun Valley Company property at the corner of Dollar Road and Trail Creek Road. The sign will be four (4) feet tall and eight (8) feet wide and set upon a stone base with surrounding accent landscaping.

**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. DR 2014-11 attached to this Report as **Exhibit "PZ-A"**. All proposed features of the Lodge renovation and spa addition comply with applicable standards and criteria for commercial structures, landscaping, parking, street improvements, hardscape, exterior lighting and signs within the CC Zoning District.

**Application Review and Comment-** The project design and application materials were reviewed by the Community Development Director, Building Department, Fire Department and the City's Engineer, CH2MHill, for conformance with all applicable codes, requirements and regulations. The Fire Department review and comment letter is attached as **Exhibit "PZ-C"**, along with the Building Official's comment letter (**Exhibit "PZ-D"**) and the CH2M Hill review letter (**Exhibit "PZ-E"**).

**Public Notice and Comment-** The project application was publicly noticed by: 1.) publication in the Mtn. Express on April 2, 2014; 2.) posting on the project site; 3.) mailing of notice to all property owners within a minimum 300 foot radius of the site; 4.) posting of notice in five prominent public places in the City, including Sun Valley City Hall, Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 5.) electronic notification to all parties who have notified the City of interest to receive agendas and notices; and, 6.) posting of the notice on the City's web site. No public email comments, phone calls or letters have been received by staff as of the writing of this Report.

**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 (**Exhibit "PZ-A"**) 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 conduct a visit to the site to view existing conditions and the project location, review the project drawings, hold the public hearing, discuss any remaining issues, and take action to **approve** the design review application.

**LIST OF ATTACHED EXHIBITS:**

Exhibit "PZ-A"	Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR 2014-11.
Exhibit "PZ-B"	Applicant's Narrative submitted as part of the required application materials and consisting of six (6) pages stamped received by the Community Development Department of the City of Sun Valley on April 11, 2014,

including the project description, zoning compliance, building mass and scale, building length and wall articulation, sustainable energy and water use statement, transit and reduced vehicular use, off-street parking areas, off-street loading space for commercial use, and setback diagrams.

- Exhibit "PZ-C" City of Sun Valley Fire Department review and comment letter dated April 8, 2014.
- Exhibit "PZ-D" Sun Valley Building Comments for Planning & Zoning Review letter dated April 4, 2014 from the Building Official.
- Exhibit "PZ-E" Sun Valley Lodge Expansion Water Improvements review letter dated April 8, 2014 from the City's Engineer, CH2M Hill.
- Exhibit "PZ-F" Entry Monument Sign Exhibit consisting of one 8.5" by 11" color sheet stamped received by the Community Development Department on April 1, 2014 for the entry sign at the Dollar Road and Sun Valley Road intersection.
- Exhibit "PZ-G" Exterior Materials Exhibit consisting of one 11" by 17" color sheet stamped received by the Community Development Department on April 4, 2014 for the Sun Valley Lodge Renovations.
- Exhibit "PZ-H" Reduced 11" by 17" project drawing set consisting of twenty three (23) sheets stamped received by the Community Development Department on March 28, 2014.

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

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

Project Name: Sun Valley Lodge Renovation and Spa Addition

Applicant: Ruscitto/Latham/Blanton Architectura, P.A. for Sun Valley Company

Location: 1 Lodge Entry Lane; Sun Valley Resort

Zoning District: Commercial Center (CC) Zoning District

Sun Valley Lodge Area Calculations:

	Area (sq. ft.)
Existing	149,501
Prop. Removed/Demo	(8,401)
Prop. Spa Addition	31,387
Total new Proposed	172,487

Setbacks: All buildings, eaves, stairs and walkways and other applicable elements of the commercial hotel and spa structure will meet the twenty five (25) foot minimum required landscaped setback standard, and the 45 degree angle plane for each additional foot in height greater than 25 feet (and all other setback standards pursuant to Development Code Section 9-2B-3G) for the CC Zoning District from the adjacent Multi-Family Dwelling (RM-2) Zoning District area of the existing Lodge I Apartments.

Building Footprint Allowed: N/A

Building Height Allowed: 64 feet maximum for hotel structures in the CC Zone.

Proposed Building Height: 50'7" above existing record grade.

**Project Description:** The Sun Valley Company submitted a Design Review application to renovate the interior public and guest room areas of the existing Sun Valley Lodge and construct a new spa addition and renovated pool terrace. The renovation of the Lodge reduces the total room count down from the existing 146 rooms to 96 rooms. The spa addition includes spa reception and retail areas, a beauty salon, pool side Café, exercise room, yoga room, pool lockers, spa lockers, treatment rooms, relax lounges, and staff support areas. The existing Sun Valley Lodge pool will be rebuilt in a similar location and architectural style along with an expanded and renovated pool terrace area. A new sub-grade service ramp will provide receiving and support services for the Lodge and spa facility below the proposed spa addition building. The existing basement areas of the northwest wing will be remodeled and expanded with the proposed addition to incorporate reorganized receiving, mechanical, storage, and Lodge housekeeping functions.

The first two levels of the existing Lodge's northwest wing, including the existing loading dock and receiving/housekeeping areas on the first floor and the Lodge Dining Room kitchen on the second level, will be extensively remodeled to provide areas for the new spa facility. The existing third level of the northwest wing will remain as guest room accommodations; however, they are proposed for renovation in a scope and design consistent with other rooms in the Lodge. The third level of the spa addition is proposed for four (4) new guest rooms. As depicted on the project drawings, the development also includes improvements for organizing access to the proposed spa and the existing Lodge, site landscaping, and infrastructure to service the facility.

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 site visit and public hearing to review the project 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 Sun Valley Lodge lies on Resort property within the Commercial Center (CC) Zoning District and consists of a five-level commercial hotel structure with 149,501 square feet of existing building area. The CC Zoning District permits commercial structures and hotel/convention center land uses by right. The existing and proposed hotel public, guestroom and spa uses are permitted in the Commercial Core Zoning District. The Lodge renovations and spa addition meet all of the dimensional standards listed in Table 9-2B-2 for density, lot size, lot dimensions, frontage, building height, and open site area. In compliance with Development Code Section 9-2B-3C, the project proposes approximately 35,000 square feet (or 20%) of net usable floor space devoted to retail and service businesses where 3% minimum is required. The distance between the spa addition and other structures within the CC District complies with the 15 foot minimum distance requirement. The workforce housing requirements of Code Section 9-2B-3C-3 are met by Sun Valley Company which provides extensive on-site workforce housing in dormitories located in the existing Village Core. The spa addition complies with the open area requirements based on the overall open area that exists in the Sun Valley Village. All buildings, eaves, stairs and walkways and other applicable elements of the commercial hotel and spa structure will meet the twenty five (25) foot minimum required landscaped setback standard, and the 45 degree angle plane for each additional foot in height greater than 25 feet (and all other setback standards pursuant to Development Code Section 9-2B-3G) for the CC Zoning District from the adjacent Multi-Family Dwelling (RM-2) Zoning District area of the existing Lodge I Apartments. The project is in compliance with Code Section 9-2B-3J, Building Mass and Scale, because the spa addition design incorporates a variety of techniques to create visual interest and reduce the apparent scale and massing of the structure.

**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 the design employs a variation in materials, architectural ornament, vertical and horizontal articulation, wall plane setbacks, stepped balconies and a combination of overhang elements to minimize uninterrupted wall planes. The spa addition has been designed to maintain the character, scale, and proportion of the existing Sun Valley Lodge designed by Stanley Underwood in 1935. The position of the structure is primarily set back from the entrance façade of the main Lodge in order to maintain the new facility as subordinate to the original building. In addition, the overall building height is consistent with the existing three story wings of the Lodge. Furthermore, the third level

guestroom mass of the spa addition steps back from the front, rear, and side facades to reduce the scale of the new structure in relationship to the existing northwest wing. On the poolside or southwest façade, the spa facility improvements are incorporated into the basement, first and second levels only, allowing the third level and associated roof line of the original Lodge to be respected and maintained in scale and proportion. The relocation and realignment of the Lodge entrance drive further supports the intent to maintain the original Sun Valley Lodge as the primary iconic structure in the Sun Valley Village area. The quality 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 features of the project comply with applicable standards and criteria for commercial structures, landscaping, parking, street improvements, hardscape, exterior lighting and signs within the design review evaluation standards. The project's Exterior and Site Lighting Plan and Lighting Specifications, Grading Plan, and Landscape Plan properly address existing site conditions and implement quality design.

**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 negative impact will occur to surrounding natural features because the development will occur on the less constrained, least sloped, most developable CC zoned portion of the Resort site. No areas of significant slopes over 25% exist on or near the development site. The structure is sited in a central location of the Resort property. Safe, adequate and direct access will be maintained to the structure via the existing road and driveway system. No avalanche hazard area or other significant natural features have been identified on or near the subject property. The development provides adequate separation from adjacent Resort 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 Code Section 9-2B-3J, Building Mass and Scale, and is in context with and complementary to adjacent properties because the spa addition design incorporates several techniques to create visual variety in massing, enhance view opportunities, and create visual interest. The design employs a variation in materials, architectural ornament, vertical and horizontal articulation, wall plane setbacks, and stepped building elements at the edges of the structure, and a combination of overhang elements to minimize uninterrupted wall planes. Similar to the existing Sun Valley Lodge, which incorporates angled guestroom wings to provide horizontal articulation and enhance view opportunities, the spa addition incorporates stepped horizontal planes on the guest entrance, service entrance, and poolside facades. The design of a cantilever roof on the entrance façade and cantilever roofs and sun shading architectural trellis components on the poolside façade also support visual interest and a variety of materials and shading depth. The spa addition also incorporates a larger central element and provides variation to the central element by providing building setbacks at the edges and corners through the use of guestroom balcony elements.

**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 renovation and spa addition respect the historic significance of the existing Lodge and surrounding Resort. The bulk and mass of the design is consistent and compatible with the community character and scale of the existing commercial structures in the Resort Core because the structure is centrally located on the most developable portion of the site, is substantially similar to the existing Lodge design, 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 such as sewer and water are available to fully serve the project. Additionally, as conditioned, the project will comply with all applicable requirements from the Sun Valley Fire Department contained in the comment letter dated April 8, 2014 (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 design of the renovation and new spa element is of quality architectural character because the design employs a variation in materials, architectural ornament, vertical and horizontal articulation, wall plane setbacks, and stepped building elements at the edges of the structure, and a combination of overhang elements to minimize uninterrupted wall planes. Similar to the existing Sun Valley Lodge, which incorporates angled guestroom wings to provide horizontal articulation and enhance view opportunities, the proposed spa addition incorporates stepped horizontal planes on the guest entrance, service entrance, and poolside facades. The design of a cantilever roof on the entrance façade and cantilever roofs and sun shading architectural trellis components on the poolside façade also support visual interest and a variety of materials and shading depth. The proposed spa addition also incorporates a larger central element and provides variation to the central element by providing building setbacks at the edges and corners through the use of guestroom balcony elements. The existing Lodge exterior is mainly earth toned board form concrete. It resembles a grand wooden structure, yet is constructed of Portland Cement to resist fire and improve durability. The majority of the existing Lodge exterior will remain as currently designed but will have some upgrades. Pursuant to City Code, the existing wood shingle roof of the Lodge will be replaced with a new asphaltic shingle roof material. The roof of the spa addition will also be asphalt shingle material. The exterior of the new spa addition will be cut stone wall cladding with stone veneer. The spa exterior will include metal clad wood windows, painted steel beams, patinaed metal guardrails, stained cedar fascia, copper standing seam ridge vents, and patinaed steel chimney shrouds.

**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 Resort Commercial by the Future Land Use Map of the Comprehensive Plan. The Commercial Center (CC) Zoning District implements the Resort Commercial Land Use Designation and the renovation and spa addition project is consistent with all applicable provisions of the CC Zoning District. The Lodge lies within Land Use Planning Area (LUPA) #1: Sun Valley Resort/Village Core and is designated as a Special Site. The hotel renovation and spa addition do not require a master plan for the overall LUPA as hotels and/or performing arts/symphony centers are specifically exempted from the requirement in the Comprehensive Plan. The project will have no effect on the residential density of the LUPA. In regard to the Special Site designation, the renovation and spa addition respect the historic significance of the Lodge by updating and modernizing the iconic structure while respecting the mass and scale of the existing building as well as the traditional use. New features will complement the existing form and upgrade the facility for use over the next seventy or more years.

### **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 for the spa addition.
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 public or private right-of-ways and the site access shall be kept free and clear for emergency vehicle access at all times. Access on Trail Creek Road or the public path 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 City of Sun Valley Fire Department review and comment letter dated April 8, 2014 (attached Exhibit 1) including: the wood shake shingle roof on the existing Lodge shall be replaced to a Class A assembly with no wood products; the Fire Department aerial apparatus access between the Lodge and the ice rink shall be able to support imposed loads of 80,000 pounds and shall be maintained to provide all weather access; provision of an automatic fire suppression system; installation and maintenance of fire extinguishers; compliance with exit sign regulations; fire alarm system and smoke alarms; installation of a Distributed Antenna System; mechanical and service room signage; evacuation diagrams; occupant load posting; stairwell marking; and correct addressing. 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 or applicable representative.
8. The applicant shall comply with the applicable comments and conditions set forth in the Sun Valley Building Comments for Planning & Zoning Review letter dated April 4, 2014 (attached Exhibit 2) including: Class A roofing required on the existing structure and the addition in accordance with City Code; and the project must meet all applicable ADA and egress requirements.
9. The subject Design Review Application shall be specific to the project drawings (23 Sheets) stamped received by the City on March 28, 2014 and approved by the Planning & Zoning Commission on April 24, 2014. 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.
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 24, 2014. 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 after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

11. **Any significant changes to the existing wireless communication facility on the Lodge, i.e. addition of antennas or additional carriers, shall require review and approval of Conditional Use Permit and Design Review applications by the City of Sun Valley prior to modification pursuant to Title 9, Chapter 3, Article K, Wireless Communication Facilities, of the City's Development Code.**

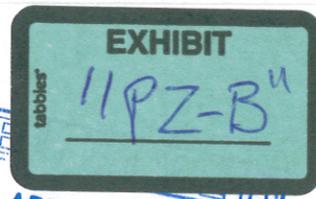
**DECISION**

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2014-11.

Dated this 24th day of April, 2014.

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

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



**Project Name:** Sun Valley Lodge  
Guestroom Renovations and Spa Addition

**Applicant:** Ruscitto/Latham/Blanton for Sun Valley Company

**Location:** 1 Lodge Entry Lane, Sun Valley Resort Village

**Zoning District:** Commercial Center (CC) Zoning District

<b>Area Calculations:</b>	Existing	149,501 square feet
	Proposed Removed/Demo	(8,401) square feet
	<u>Proposed Spa Addition</u>	<u>31,387 square feet</u>
	Total New Proposed	172,487 square feet

- Minimum Setbacks Required:** 25 feet minimum (adjacent RM-2 Zoning)
- Proposed Setbacks:** 45 feet
- Maximum Height Allowed CC Zone:** 64 feet
- Maximum Height Allowed (IBC):** 60 feet
- Maximum Height Proposed (Spa Addition):** 50 feet 7 inches

**Project Description:** The Sun Valley Company is submitting a Design Review application to renovate the interior public and guest room areas of the existing Sun Valley Lodge and construct a new Spa Addition and renovated pool terrace. The Spa Addition includes Spa Reception and Retail areas, a Beauty Salon, pool side Café, Exercise Room, Yoga Room, Pool Lockers, Spa Lockers, Treatment Rooms, Relax Lounges, and staff support areas. The existing Sun Valley Lodge pool will be rebuilt in a similar location and architectural style along with an expanded and renovated pool terrace area. A new sub grade service ramp will provide receiving and support services for the Lodge and Spa facility below the Proposed Spa Addition building. The existing basement areas of the northwest wing will be remodeled and expanded with the proposed addition to incorporate reorganized receiving, mechanical, storage, and Lodge housekeeping functions. The first two levels of the existing Lodge northwest wing including the existing Loading Dock and receiving/housekeeping areas on the first floor and the Lodge Dining Room Kitchen on the second level will be extensively remodeled to provide areas for the new Spa facility. The existing third level of the northwest wing will remain as guest room accommodations; however, they are proposed for renovation in a scope and design consistent with other rooms in the Lodge. The third level of the Spa Addition is proposed for four (4) new Guest Rooms.

**Allowed Uses (Section 9-2B-2):** The existing and proposed hotel public, guestroom and spa uses are permitted in the Commercial Core Zoning District.

**Dimensional Standards (9-2B-3):** The proposed Lodge renovations and Spa Addition meet all of the dimensional standards listed in Table 9-2B-2 for density, lot size, lot dimensions, frontage, building height, and open site area.

**Floor Area (9-2B-3-C-2):** The project proposed approximately 35,000 square feet (or 20%) of net usable floor space devoted to retail and service businesses.

**Workforce Housing Requirement (9-2B-3-C-3):** Sun Valley Company provides on-site workforce housing in the existing Village core.

**Setbacks in the CC District (9-2B-3-G-3):** The proposed Spa Addition is sited and designed in a manner such that the mass of the building complies with the setback requirements of the CC District adjacent to the RM-2 Zoning District of the Lodge 1 Apartments. Refer to the attached drawings for reference.

**Distance Between Buildings (9-2B-3-H-1):** The distance between the proposed Spa Addition and other structures within the CC District complies with the 15 foot minimum distance requirement.

**Open Site Area (9-2B-3-I-1):** The Spa Addition appears to comply with the open space requirements based on the overall open space that exists in the Sun Valley Village area.

**Building Mass and Scale (9-2B-3-J):** The proposed Spa Addition design incorporates a variety of techniques to create visual interest and reduce the apparent scale and massing of the structure. The design employs a variation in materials, architectural ornament, vertical and horizontal articulation, wall plane setbacks, stepped balconies and a combination of overhang elements to minimize uninterrupted wall planes. The Spa Addition has been designed to maintain the character, scale, and proportion of the existing Sun Valley Lodge designed by Stanley Underwood in 1935. The position of the structure is primarily set back from the entrance façade of the main Lodge in order to maintain the new facility as subordinate to the original building. In addition, the overall building height is consistent with the existing three story wings of the Lodge. Furthermore, the third level guestroom mass of the Spa Addition steps back from the front, rear, and side facades to reduce the scale of the new structure in relationship to the exiting northwest wing. On the poolside or southwest façade, the Spa facility improvements are incorporated into the basement, first and second levels only, allowing the third level and associated roof line of the original Lodge to be respected and maintained in scale and proportion. The proposed relocation and realignment of the Lodge entrance drive further supports the intent to maintain the original Sun Valley Lodge as the primary iconic structure in the Sun Valley Village area.

**Building Height (9-2B-3-J-1):** The proposed Spa Addition complies with the maximum building height for hotel facilities required in the CC Zoning District.

**Building Length and Wall Articulation (9-2B-3-J-3):** The proposed Spa Addition design incorporates several techniques to create visual variety in massing, enhance view opportunities, and create visual interest. The design employs a variation in materials, architectural ornament, vertical and horizontal articulation, wall plane setbacks, and stepped building elements at the edges of the structure, and a combination of overhang elements to minimize uninterrupted wall planes. Similar to the existing Sun Valley Lodge, which incorporates angled guestroom wings to provide horizontal articulation and enhance view opportunities, the proposed Spa Addition incorporates stepped horizontal planes on the guest entrance, service entrance, and poolside facades. The design of a cantilever roof on the entrance façade and cantilever roofs and sun shading architectural trellis components on the poolside façade also support visual interest and a variety of materials and shading depth. The proposed Spa Addition also incorporates a larger central element and provides variation to the central element by providing building setbacks at the edges and corners through the use of guestroom balcony elements.

**Sustainable Energy and Water Use (9-2B-3-K):**

The proposed Lodge guestroom and public space renovation and Spa Addition project is unique from a building reuse perspective. In order to meet the criteria for minimizing impact to the existing structure and surrounding property, efficiently reusing underutilized existing structure and floor area, and creating the necessary spaces for the proposed expanded Spa functions and enhanced guestroom accommodations, the project implements a hybrid strategy. The project requirements are met primarily by reusing existing Lodge structure without expanding the footprint for guestroom accommodations. For the Spa facility, the existing footprint on the northwest wing is expanded with a sensitive and compatible design with relation to the original Lodge, but also incorporates new space into the existing structural footprint on the first and second levels, where food service and housekeeping spaces were previously underused.

The structure will contain components that comply with the minimums or exceed the 2009 International Building Code for energy performance. These components will include, but not be

limited to, wall and roof building insulation including new exterior wall insulation for existing original concrete exterior Lodge walls, low emissivity (Low-E) exterior windows for the proposed Spa Addition and existing Lodge guestroom and public spaces, and large roof overhangs to minimize solar heat gain in the summer and shoulder seasons.

Energy efficient, high performance LED light fixtures will be used for the interior spaces and automatic, stepped lighting controls will be incorporated to take advantage of plentiful daylight opportunities in office area and other areas with applicable uses. Dimming capabilities of interior light fixtures will be incorporated into all areas where applicable. All exterior building and pathway light fixtures will be automatically controlled with timers and/or sensors. Light bollard fixtures installed for emergency egress purposes will be controlled with emergency circuits only.

All existing HVAC mechanical systems that service the current Sun Valley Lodge will either be replaced for new equipment or refurbished with new motors, etc. to provide the facility with the above code efficiency performance, increased occupant comfort, increased staff productivity, and reduced maintenance costs. The Spa Addition spaces will be served by new, high efficient mechanical systems with a designated 100% exhaust and pre-tempered outside air zone that will serve the Beauty Salon and Spa facility shower, sauna, and steam areas to ensure building occupant comfort, maintain high indoor air quality and protect all interior finishes and assemblies from mold and other moisture related issues. The mechanical HVAC systems will be controlled and zoned to provide efficient interior space heating and cooling based on expected occupant load, solar orientation within the building, and time/frequency of occupancy. In addition, exterior architectural sun control devices located on the southwest façade are incorporated to mitigate solar heat gain to the interior spaces in the summer months, while allowing the interior spaces some heat gain in the winter months. Furthermore, electronically controlled interior window treatments will be employed to further provide temperature control and reduce heat gain into interior spaces and reduce cooling loads.

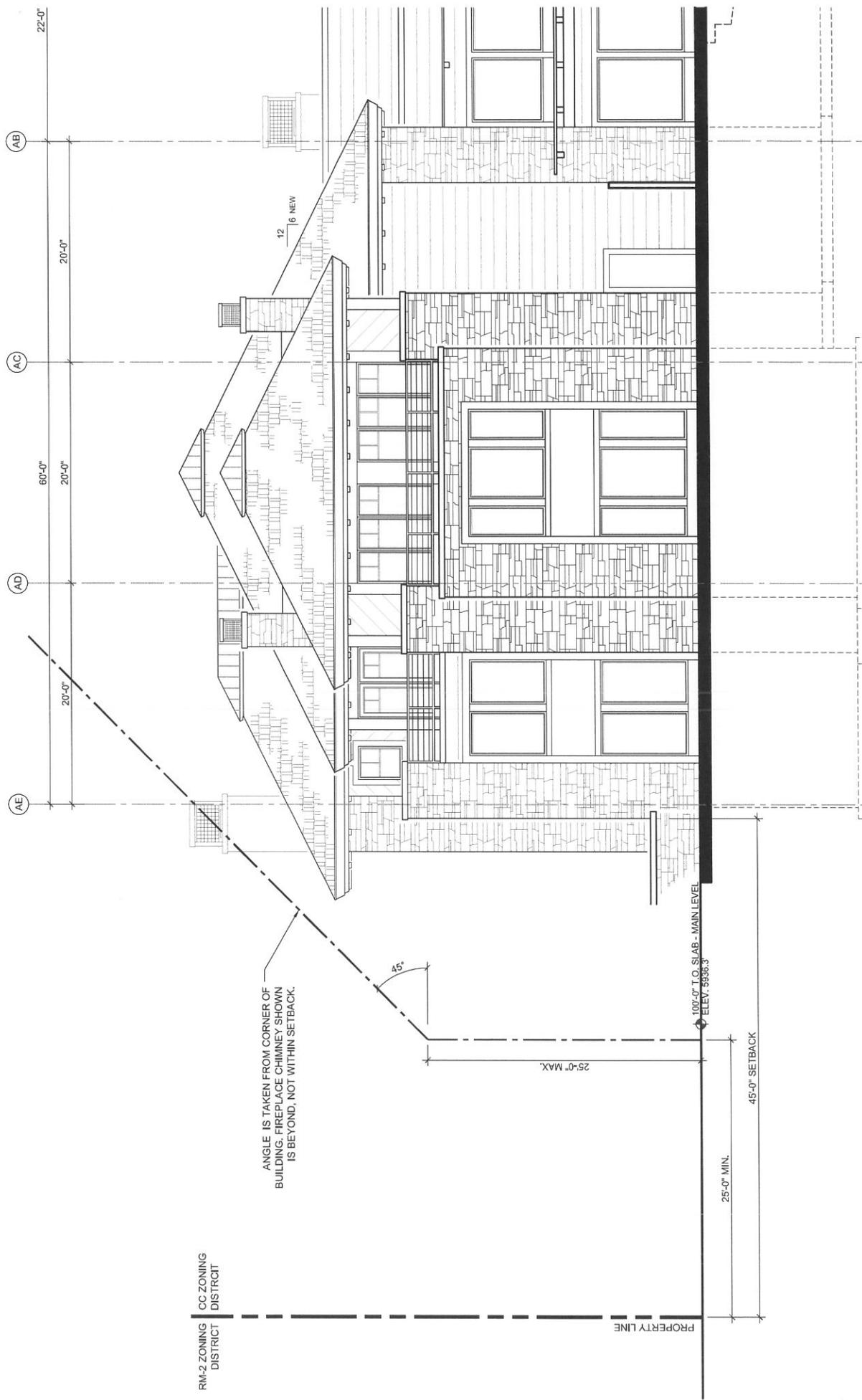
All new plumbing lines and fixtures will be installed for the renovated guestrooms, public areas, and service spaces. Low flow and flush plumbing fixtures are planned for the employee restroom and locker areas. Overall, the number of guestrooms has been reduced for the project and the plumbing fixtures specifications have generally reduced the overall water use load for the facility in comparison to the existing facility. The rebuilt swimming pool will be approximately the same size but will be significantly less deep, resulting in less heat and chemicals needed for maintenance.

**Transit and Reduced Vehicular Use (9-2B-3-K-1-C):** The existing Sun Valley Lodge and proposed Spa Addition is equipped and planned for multi-modal transportation to and from the project site. The structure itself is positioned within the Sun Valley Village to facilitate vehicular (including bus), bicycle, and pedestrian access to the site. An existing entrance drive from Trail Creek Road with various access points to parking and service areas is provided. The service entrance ramp is located and designed in a manner to separate service vehicle circulation on the site in the best manner possible. Bicycle and pedestrian access is facilitated with various heated paver walkways and bike paths that connect the Lodge area to public circulation, bike paths, and other trail systems.

**Off Street Parking Areas (9-3E-4):** The off street parking demand is currently handled primarily by the large Village Mall parking area located to the north of the Lodge. The proposed improvements will not affect the current parking demand on the property. Spa service and retail areas have increased in the proposed project; however the existing Lodge Dining Room and associated Kitchen areas are to be removed. In addition, the number of hotel guest rooms is proposed to be reduced by approximately 30 percent which will reduce the overall load from guest room occupancy related to potential parking load.

**Adequate Off Street Loading Space for Commercial Uses (9-3E-6-A, B, D):** The proposed Spa Addition includes a reconfiguration of the loading dock and service area. The loading dock is

proposed on the basement level by a ramp with retaining walls that provide sub grade access and circulation. The loading dock area is provided with a raised loading dock accommodating two (2) vehicles. The upper level access road above the top of ramp location is configured to facilitate vehicular maneuverability, provide separation from other off-street parking, and to facilitate screening of the area from view of the public right of way.



RM-2 ZONING DISTRICT

CC ZONING DISTRICT

PROPERTY LINE

ANGLE IS TAKEN FROM CORNER OF BUILDING. FIREPLACE CHIMNEY SHOWN IS BEYOND, NOT WITHIN SETBACK.

45°

25'-0" MAX.

25'-0" MIN.

45'-0" SETBACK

100% C.P.T.O. SLAB - MAIN LEVEL  
ELEV. 5866.3

(AE)

(AD)

(AC)

(AB)

20'-0"

60'-0"

20'-0"

22'-0"

12

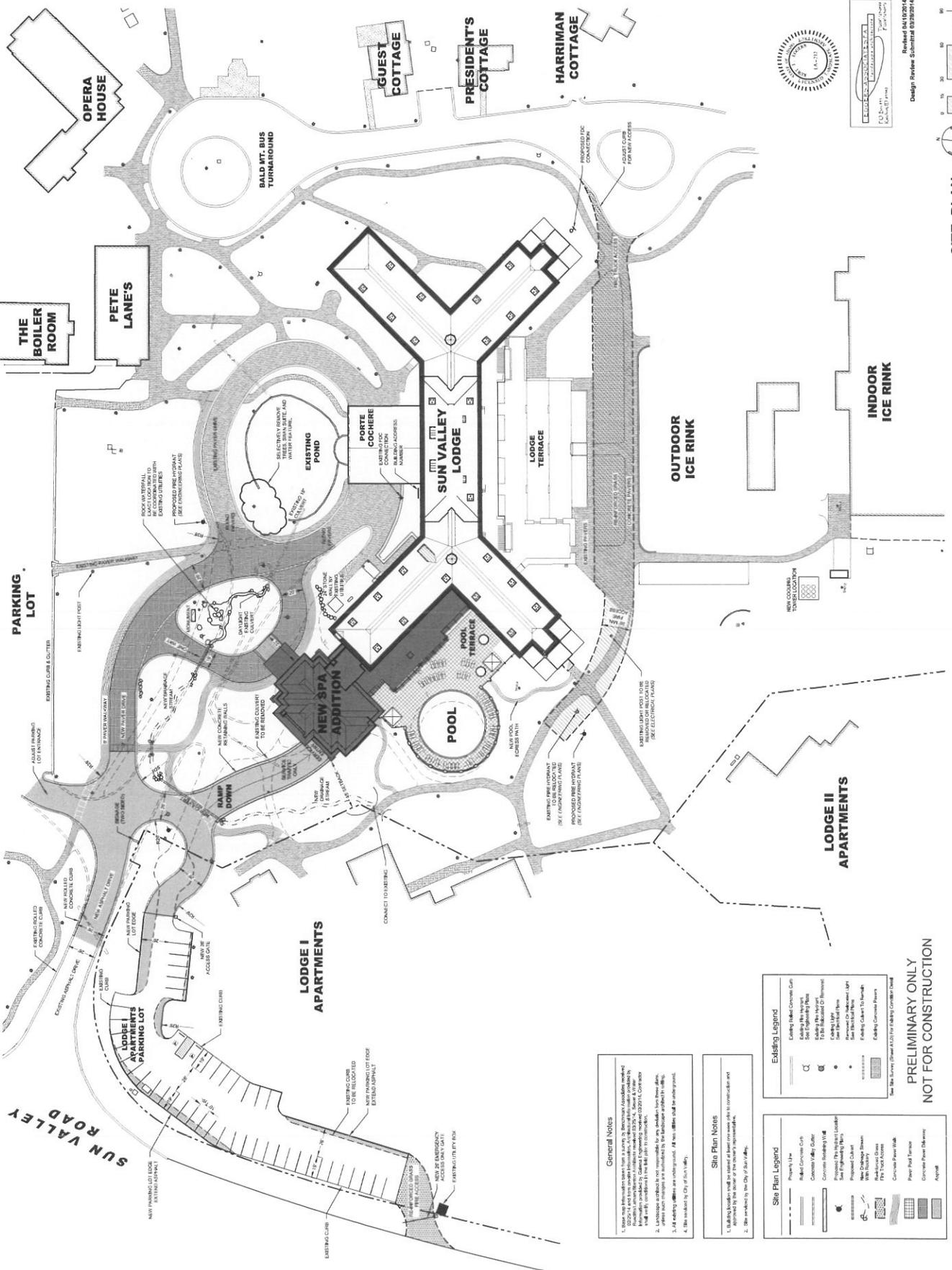
6 NEW

SUN VALLEY LODGE - DESIGN REVIEW APPLICATION SETBACK DIAGRAM

R/L/B

SOUTH ELEVATION

SCALE: 1/8" = 1'-0" APRIL 10, 2014



SUN VALLEY ROAD

PARKING LOT

OPERA HOUSE

THE BOILER ROOM

PETE LANE'S

BALD MT. BUS TURNAROUND

GUEST COTTAGE

PRESIDENT'S COTTAGE

HARRIMAN COTTAGE

SUN VALLEY LODGE

LODGE TERRACE

POOL

NEW SPA ADDITION

LODGE I APARTMENTS

LODGE II APARTMENTS

OUTDOOR ICE RINK

INDOOR ICE RINK

General Notes  
1. All work shall be in accordance with the City of Sun Valley, Idaho, and the State of Idaho, and shall conform to the International Building Code (IBC) and the International Fire Code (IFC) as amended by the City of Sun Valley, Idaho.  
2. All existing utilities are indicated by the blue lines on the site plan.  
3. All new utilities shall be installed in accordance with the City of Sun Valley, Idaho.  
4. The location of the City of Sun Valley, Idaho, is shown on the site plan.

Site Plan Notes  
1. All existing structures shall be shown in grey on the site plan.  
2. All new structures shall be shown in black on the site plan.  
3. All existing utilities shall be shown in blue on the site plan.  
4. All new utilities shall be shown in red on the site plan.

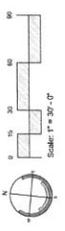
Existing Legend

Existing Value-Added Construction	Existing Value-Added Construction
Existing Parking	Existing Parking
Existing Site	Existing Site
Existing Utility	Existing Utility
Existing Structure	Existing Structure
Existing Access	Existing Access
Existing Easement	Existing Easement

Site Plan Legend

Proposed New Construction	Proposed New Construction
Proposed Parking	Proposed Parking
Proposed Site	Proposed Site
Proposed Utility	Proposed Utility
Proposed Structure	Proposed Structure
Proposed Access	Proposed Access
Proposed Easement	Proposed Easement

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

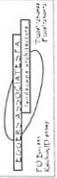


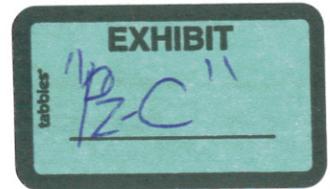
SITE PLAN

Scale: 1" = 30'-0"

L1.0

Revised 04/10/2014  
Design Review Submittal 03/28/2014





Date: 4/8/2014  
To: Mark Hofman  
Re: Sun Valley Lodge remodel  
From: Reid Black

The fire department has reviewed the plans for the Sun Valley Lodge remodel and has the following conditions for approval listed below.

With the installation of an NFPA 13 fire sprinkler system, the fire department will allow a sprinkler reduction of 50% for the fire flow. This will reduce the required 7,500 gallons per minute for 4 hour duration to 3,750 gallons per minute for 3 a hour duration. The plans also include the Lodge I corrections for fire department access and will meet the fire department expectations for emergency access.

The following conditions shall be met for fire department final acceptance:

1. The wood shake roof shall be replaced to a class A assembly with no wood products per the city code 8-1-2-1 section 1505.2.1 *Additions over 1,000 square feet of roof area the entire structure must be upgraded to a class A roof covering or assembly containing no wood products.*
2. The fire department aerial apparatus access between the lodge and the ice rink shall be able to support imposed loads of 80,000 pounds and maintained to provide all weather driving capabilities.
3. The entire structure shall be fully protected by an automatic fire sprinkler system meeting the NFPA 13.
4. Fire Extinguishers shall be installed and maintained in accordance with NFPA 10. Travel distance is not to exceed a maximum of 75 feet from any point. The portable fire extinguishers shall be located in conspicuous locations readily accessible and immediately available for use. The locations shall be along normal paths of travel.
5. 2012 International Building Code 1011.2 Floor-level exit signs in Group R-1. *Where exit signs are required in Group R-1 occupancies by Section 1011.1, additional low-level exit signs shall be provided in all areas serving guestrooms in Group R-1 occupancies and shall comply with Section 1011.5. The bottom of the sign shall be not less than 10 inches (254 mm) nor more than 12 inches (305 mm) above the floor level. The sign shall be flush mounted to the door or*

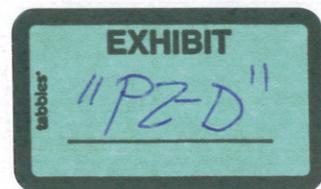
*wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102 mm) of the door frame on the latch side.*

6. The lodge shall be monitored by a fire alarm system and smoke alarms shall be installed in accordance with NFPA 72 and UL-217.
7. The Lodge shall have a Distributed Antenna System for public safety radio coverage in the building and shall meet the requirements of the emergency responder agencies for communications both in and outside of the building.
8. Signage and NFPA 704 hazard markings shall be posted on all equipment, mechanical and service room doors.
9. Evacuation diagrams depicting two evacuation routes shall be posted on or immediately adjacent to every required egress door from each sleeping unit.
10. The occupant load shall be posted in every room or space that is assembly occupancy near the main exit access doorway. The posted sign shall be in legible permanent sign posted in a conspicuous place.
11. Stairwells need to be marked with floor numbers.
12. The correct address shall be posted on the Lodge to meet the requirements of city and fire codes.

No Changes shall be made to the plans without approval of the Fire Code Official or the Fire Chief.

Reid Black Fire Code Official  
City of Sun Valley Fire Department

*The Sun Valley Fire Department Mission is to do no harm, survive and be courteous. We accomplish this through compassionate, professional response to all situations where we are called for assistance.*



# Sun Valley Building Comments for Planning & Zoning Review

Meeting Date: April 24, 2014

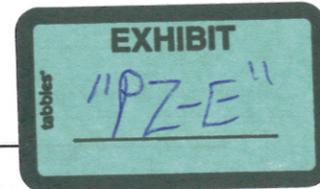
Date: April 4, 2014

Project: Sun Valley Lodge Spa Addition and Remodel DR2014-11

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

## Building Comments:

1. Class A roofing required on existing structure in accordance with City Code.
2. Must meet all applicable ADA and egress requirements
3. No other apparent discrepancies.



## Sun Valley Lodge Expansion Water Improvements - Preliminary



TO: Mark Hofman / City of Sun Valley

COPIES: File

FROM: Betsy Roberts  
George Van Horn

DATE: April 8, 2014

We received preliminary drawings for the Sun Valley Lodge Expansion Water Improvements and have completed our review of this document. We understand that the Sun Valley Water and Sewer District are reviewing these plans from a technical perspective with regard to the water line improvements. Comments provided here focus on construction site safety, final resurfacing and repairs, ensuring mobility, and general coordination with City activities and services. After completing our review we have the following comments:

1. On Sheet 2 of 2 please revise Note C on the Horizontal Separation Requirements detail. Believe wording of that note should read: Bottom of **Potable** Mains Higher than Top of Non-Potable Mains. Please confirm or revise.
2. It appears that there will be significant impacts to the existing pathways between the SV Lodge and the SV Condominiums and Lodge Apartments. Have plans been made to detour pedestrians around construction areas? The City may wish to engage in the review of these plans. Plans should ensure that the construction of the new water line can be conducted such that pedestrians can safely travel along these pathways during construction.
3. Please provide detail regarding the type of traffic control measures that will be in place during the construction of the new 6" water line near the pond at the main entrance to Sun Valley lodge.
4. Please ensure that the existing 18" culvert is retained and protected where the new 8" water line crosses near the asphalt pathway and that any erosion control measures are included.
5. Please address Erosion Control for the construction process. Ensure that the proper Best Management Practices (BMPs) are in place prior to beginning construction.
6. Ensure that working hours and noise control will be considered and coordinated with Lodge to minimize excess noise during construction so as to not disturb guests of the Sun Valley Lodge, Sun Valley Condominiums, and the Lodge II Apartments.
7. Please ensure that the Fire Chief and other emergency services are aware of water service outages and construction timing include blocked or closed accesses.

RECEIVED  
 APR - 1 2014  
 CITY OF SUN VALLEY  
 COMMUNITY DEVELOPMENT DEPT.



EXHIBIT  
 "PZ-F"  
 tabbles

**Monument Sign At Dollar Road Intersection**

- Sun Valley Village
- Sun Valley Lodge
- Sun Valley Inn
- Sun Valley Club
- Trail Creek Cabin
- Sun Valley Gun Club
- Sun Valley Ice Rink
- Sun Valley Pavilion
- Dollar Mountain



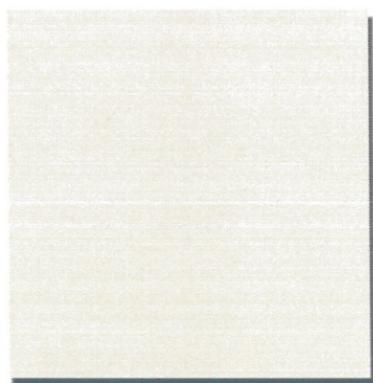


EXHIBIT  
"PZ-6"

NORTHEAST ELEVATION



BOARD FORM CONCRETE



METAL CLAD WOOD WINDOWS



STONE VENEER



PATINAED METAL GUARDRAILS



PATINAED STEEL CHIMNEY SHROUDS  
COPPER STANDING SEAM RIDGE VENTS  
COPPER GUTTERS & DOWNSPOUTS



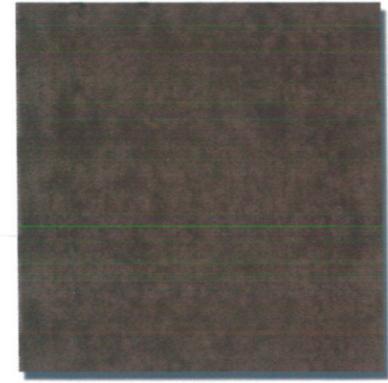
ASPHALT SHINGLE ROOF



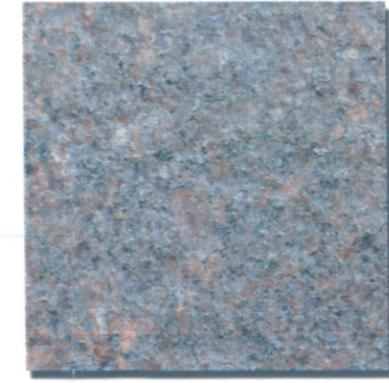
CUT STONE WALL CLADDING



STAINED CEDAR FACIA  
STAINED COSMETIC RAFTER TAILS  
STAINED CEDAR SOFFITS



PAINTED STEEL TRELLIS  
PAINTED STEEL BEAMS



STONE PAVERS

SUN VALLEY LODGE RENOVATIONS

EXTERIOR MATERIALS



RECEIVED  
APR - 4 2014  
CITY OF SUN VALLEY  
COMMUNITY DEVELOPMENT DEPT.