

AGENDA
REGULAR MEETING OF PLANNING AND ZONING COMMISSION
IN THE COUNCIL CHAMBERS –81 ELKHORN ROAD, CITY OF SUN VALLEY, IDAHO
March 22, 2018 – 9:00 AM

The meeting will begin with a site visit at 9:00 AM for Design Review application 2018-027 at 404 Fairway Loop, and then adjourn to the Council Chambers directly thereafter.

CALL TO ORDER

CONSENT AGENDA – *All items listed under the Consent Agenda will be approved in one motion without discussion unless any Committee Member request that the item be removed for individual discussion and possible action.*

1. Draft minutes from the Planning & Zoning Commission Meetings from October 19, 2017 and October 20, 2017 1.1

ACTION/DISCUSSION/STAFF REPORTS

2. **Design Review (DR) 2018-027:** Application for approval of a new 3,010 square foot square foot single-family residence and 1,052 square foot accessory dwelling unit on a vacant lot. Applicant: Point Architects, for Vincent Sisilli. Location: 404 Fairway Loop, Fairway Subdivision, Lot 11A..2.1
3. **Ordinance 525 Repealing Ordinance 474:** Ordinance repealing a section of Ordinance 474 Amending Title 8, Chapter 1, Section R of the Sun Valley Municipal Code regarding automatic sprinkler system requirements. Applicant: City of Sun Valley initiated.4.1

ADJOURNMENT

*Please Note: The agenda is subject to revisions.
Anyone needed assistance to attend or participate should contact Sun Valley City Hall prior to the meeting at 208-622-4438. Committee packets are available online at www.sunvalleyidaho.gov*

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

Project Name: 404 Fairway Loop New Single-Family Residence

Applicant: Point Architects, for Vincent Sisilli (Property Owner)

Location: 404 Fairway Loop, Fairway Subdivision, Lot 11A

Zoning District: Single-Family Residential (RS-1) Zoning District

Application: Approve Design of a New 3,010 SQ FT Single-Family Dwelling and 1,052 SF Accessory Dwelling Unit (DR 2018-027)

Introduction: The submitted application is for design review approval of a 3,010 square foot (sf) single-family residence and 1,052 sf accessory dwelling unit on Lot 11A in the Fairway Subdivision. The 17,162 sf lot is currently vacant.

Project Description: The project site is accessed via Fairway Loop and is bordered by single-family residential lots and the Trail Creek Golf Course. The proposed new single-family residence is to be developed in a single phase and will include a 3,010 sf first level, a 1,163 sf second level, and a detached accessory dwelling unit (ADU) of 600 sf above a garage area of 1,052 sf. Other proposed site improvements include a deck, portico, driveway, and landscaping. The residence's exterior materials would be a combination of wood and stone veneers with a metal roof. The project drawings stamped received by the City of Sun Valley on February 23, 2018 detail the design of the new single-family residence.

The construction of the new single-family dwelling with associated site improvements would be in conformance with the purpose and all applicable dimensional regulations of the Single-Family Residential (RS-1) Zoning District. Maximum height of the dwelling would not exceed a 35-foot building height.

Single-Family Residence and ADU Floor Area:

Proposed Buildings	
Component	Floor Area (sf)
Primary Residence First Level	3,010
Primary Residence Second Level	1,163
ADU Floor Area	600
ADU Garage Area	1,052

Site Calculations	
Factor	Area (sf)
Lot Area	17,162

Primary Building Footprint Allowed	3,022
Primary Building Footprint Proposed	3,010
ADU Building Footprint Allowed	1,200
ADU Building Proposed	1,052

Noticing: The Planning & Zoning Commission public hearing regarding the subject approval was duly noticed in accordance with Idaho State Statute 67-6507 and with Sun Valley City Code Title 9, Chapter 5 by: 1) publishing in the Idaho Mountain Express on March 7th, March 14th, and March 21st, 2018; 2) mailing of notice to all property owners within a 300-foot radius of the subject areas; 3) posting of the notice on the property and in five prominent public locations in the City; 4) mailing and emailing notice to applicable agencies and neighboring jurisdictions; 5) posting of the public hearing materials at City Hall and on the City website.

Analysis: Applications for design review are subject to standards in SVMC § 9-3A-3.

A. Design and Siting:

1. *The design of proposed improvements is appropriate and compatible to the lot and the surrounding neighborhood. Attention has been given to the location and design of streets, view corridors, privacy of adjacent properties, outdoor spaces, shadows, solar access, view access, lighting, vehicular access, building massing, privacy of other noise generating equipment, openings and doors as these elements impact adjacent properties.* The construction of the new single-family dwelling with associated site improvements is in conformance with applicable dimensional regulations of the RS-1 Zoning District. The proposed residence is compatible in scale with neighborhood homes on similarly sized lots. No portion of the structure exceeds 35 feet above adjacent record grade, where a 35 foot maximum is permissible. The structure's maximum proposed height is at or below 35 feet above record grade with 0% of the total roof area between 30 and 35 feet (33% maximum is allowed).

2. *The location and design of the proposed improvements has given consideration to special sites of historical, natural, ecological, architectural, archaeological, and scenic value or significance, including, but not limited to, those identified in the city's comprehensive plan. The essential character of special sites should be preserved and protected with any proposed site or structure improvements.* Not applicable as no special sites are adjacent to the property.

3. *The siting of the proposed improvements complies with the adopted uniform fire code and any other applicable regulations regarding emergency vehicle access and circulation as set forth in title 7 of this code.* The proposed development would be in compliance with adopted uniform fire code and other application regulations. A spark arrestor must be installed on the chimneys.

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

5. *The proposed improvements are sited to take into consideration and to mitigate natural hazards such as floodplains and avalanches as set forth in this chapter. Mitigation measures shall not adversely impact other properties.* The site is not located in a floodplain or avalanche zone.

6. *The siting of the proposed improvements minimizes interference with natural drainage patterns and is designed to minimize adverse impact on other properties. All drainage shall comply with the standards set forth in title 7 of this code; be contained on site, or be connected to drainage easements or rights of way. No drainage shall be diverted off site onto private property. All driveway drainage would be directed away from the road and would be directed to follow existing site drainage patterns.*

7. *The site design provides for adequate space or means to maintain snow storage. Snow storage areas are in accordance with the requirements set forth in City Code Section 9-3G-13. The applicant has proposed 2,431 sf of snow storage area, whereby 2,207 sf is required by City standards.*

8. *Appropriate address numbers and monuments are shown in accordance with the requirements as set forth in City Code Section 9-3G-14. The address must be posted in a place that is visible from Fairway Loop on contrasting background to be visible both day and night and in all weather conditions. Any planned permanent address monument shall meet all applicable requirements of City Code Section 9-3G-14, including letter size and height.*

9. *The siting of the proposed improvements, including streets and driveways, where applicable, minimizes hillside visibility and, where applicable, skylining by using a combination of stepped building forms, natural colors and materials, sloped roofs, and landscaping. Proposed development would not create a visual concern or physical dominance that would unreasonably negatively impact views. Proposed development on the site has been designed to conform with the existing topography and setting.*

10. *Every lot shall be designed to be connected to public water and sewer systems, unless the property is over five hundred feet (500') from a public system as measured from the closest property line and an alternative utility system is approved by the city engineer. The new residence will be connected to existing water and sewer hookups in Fairway Loop.*

B. Grading:

1. *Essential grading is shaped to blend with natural landforms and to minimize the necessity of padding and/or terracing of building sites. Cut and fill are shaped, rounded, minimized and nonuniform to simulate natural existing contours. The proposed design of the structure would be conforming to site conditions.*

2. *Areas which are not well suited for development because of existing soil conditions, ridges, ridgelines, ridge tops, knolls, saddles, summits, wildlife habitat, natural features or hydrology are allocated for open site area or recreational uses. No ridges or prominent terrain features exist on the site.*

3. *The development is in accordance with the design criteria, as applicable, as set forth in article H of this chapter and title 7 of this code. Grading has been shaped to coincide with the natural landscape and cut and fill has been minimized.*

C. Architectural Quality:

1. *The proposed project maintains the quality of materials and design that is appropriate to the location, the lot and the neighborhood. The house utilizes high quality, natural materials that are appropriate for*

the neighborhood and complement the surrounding landscape. Landscaping would adequately screen the structure and the siting protects view corridors.

2. *The proposed improvements conform to natural landscape features by minimizing the degree of cuts and fills.* The project has been designed to conform with the site's existing grade.

3. *All lighting shall be directed onto the subject lot and shall not be directed towards other properties.* The exterior lighting of the residence includes both recessed and wall mounted fixtures. Sheet 11 of the design review submittal identifies the location all exterior lighting fixtures. Sheet 12 of the design review submittal details proposed exterior lighting fixtures. Proposed lighting would be recessed and/or downlit.

4. *Building design includes weather protection that prevents water from dripping or snow from sliding onto pedestrian or vehicle areas or onto adjacent properties.* Roofing for the proposed new residence would be designed to accommodate weather conditions.

5. *Any exterior addition or alteration to an existing building is compatible with the design character of the original building. Any new detached structure is compatible with the design character of the existing buildings and/or structure(s).* Not applicable as no existing buildings are located on the site.

6. *All improvements are designed to minimize light and sound emanating to other properties as set forth in article B of this chapter.* All exterior lighting is designed and located to prevent and minimize glare, light trespass, and sky glow.

7. *Rooftop chimneys and utilities are enclosed and design is consistent with the primary structure.* The rooftop chimney design is consistent with the primary structure.

D. *Pedestrian and Vehicle Circulation Design:* The new single-family residence will be accessed from a driveway with two access points on Fairway Loop. The driveway will provide necessary access, parking, and circulation requirements.

E. *Landscaping Quality:* Landscaping on the site has been proposed as both visual enhancements for the site from interior and exterior vantage points, as well to provide site screening. Sheet 4 of the design review submittal includes a landscape plan for the site.

F. *Irrigation Limits:* Total irrigated area of the site would equal approximately .14 acres (lawn – 3,600 sf, mulched planting beds – 2,400 sf), less than the half-acre maximum as required by Code.

G. *Fences, Walls, Retaining Walls, Screens, and Dog Runs:* Proposed development on the site would be in compliance with City standards.

H. *Sign Design:* Not applicable.

I. *Exterior Lighting:* All proposed exterior lighting complies with the City's Exterior Lighting Regulations.

Recommendation: Staff recommends approval of DR 2018-027 with conditions of approval.

Recommended Motion: "I move to approve DR 2018-027 with conditions of approval to allow for construction of a new 3,010 square foot single-family residence and 1,052 square foot accessory dwelling unit with associated site improvements, pursuant to the Findings of Fact."

Alternative Actions: Move to denial of the application and draft findings supporting denial.

Attachments:

1. Findings of Fact
2. Application Materials
3. City Fire Department Review Letter

**CITY OF SUN VALLEY
PLANNING & ZONING COMMISSION
FINDINGS OF FACT AND CONCLUSIONS OF LAW**

Project Name: 404 Fairway Loop New Single-Family Residence

Applicant: Point Architects, for Vincent Sisilli (Property Owner)

Location: 404 Fairway Loop, Fairway Subdivision, Lot 11A

Zoning District: Single-Family Residential (RS-1) Zoning District

Application: Approve Design of a New 3,010 SQ FT Single-Family Dwelling and 1,052 SF Accessory Dwelling Unit (DR 2018-027)

Project: The submitted application is for design review approval of a 3,010 square foot (sf) single-family residence and 1,052 sf accessory dwelling unit on Lot 11A in the Fairway Subdivision. The 17,162 sf lot is currently vacant. The project site is accessed via Fairway Loop and is bordered by single-family residential lots and Trail Creek Golf Course. The proposed new single-family residence is to be developed in a single phase and will include a 3,010 sf first level, a 1,163 sf second level, and a detached accessory dwelling unit (ADU) of 600 sf above a garage area of 1,052 sf. Other proposed site improvements include a deck, portico, driveway, and landscaping. The residence's exterior materials would be a combination of wood and stone veneers with a metal roof.

All aspects of the project have been reviewed by the Planning & Zoning Commission and staff to ensure compliance with all applicable standards including minimum setbacks, building envelope, lot coverage, maximum height, snow storage, landscape irrigation, exterior lighting regulation compliance, screening of utilities, and hillside preservation provisions with conditions of approval applied to the proposed project. The project drawings stamped received by the City of Sun Valley on February 23, 2018 detail the design of the new single-family residence.

Required Findings: In order to approve a design review application and based on the standards set forth in Sun Valley Municipal Code, Title 9, Chapter 3A (DESIGN REVIEW REGULATIONS), the Planning & Zoning Commission shall make the following findings pursuant to Development Code Section 9-5B-3 (Design Review).

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. The new single-family dwelling with associated site improvements is in conformance with the purpose and dimensional regulations of the zoning district because the design, as approved, complies with all applicable standards appropriate for single-family structures within the Single-Family Residential (RS-1) Zone including setbacks, height, 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 platted lot. The high quality natural materials and colors utilized are consistent with the surrounding neighborhood and the greater Sun Valley area.

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. Grading is shaped to conform to the lot's natural contours.
4. The proposed design is in context and complimentary to adjacent properties. The proposed new single-family residence is similar in size and massing to surrounding single-family residences. The bulk and massing of the structure is consistent with other residences in the area.
5. The proposed design is compatible with the community character and scale of the neighborhood. The proposed design is similar in use and styling of other single-family residences in the neighborhood. The site is sufficiently set back to maintain privacy.
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. The project proposal has adequate snow protection, snow storage areas, and connection to public utilities. As conditioned, the project design meets the requirements of the Sun Valley Fire Department for safety and access.
7. The proposed design is of quality architectural character and materials. The proposed single-family residence incorporates natural materials that minimize visual impact. The design respects and complements the architectural character of existing residences within the surrounding vicinity.
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 Low Density Residential by the Future Land Use Map of the Comprehensive Plan. The Single-Family Residential (RS-1) Zoning District implements the Low Density Residential Land Use Designation and the proposed single-family dwelling is consistent with all applicable provisions of the RS-1 Zoning District.

CONDITIONS OF APPROVAL

1. **All construction-related parking and staging areas must be located off of pavement of Fairway Loop, as indicated on the project's construction management plan.**
2. **The property's driveway shall be 20 foot wide. Revised plans shall be submitted for approval to the Community Development Department for review by the Community Development Department and Fire Department prior to the issuance of any building permit(s) for the subject property.**
3. **The residence's chimneys shall have spark arrestors installed.**
4. **The outdoor fireplaces and fire pit shall be non-solid fuel burning (no wood).**

5. The address shall be posted in a place that is visible from the street and shall be on contrasting background so as to be visible both day and night and in all weather conditions. The numbers shall be a minimum of 6 inches tall. The numbers on the property's address monument shall be no lower than 4 feet from finished grade. The requirement for posting numbers on the residence shall also be in effect and shall be posted in the usual and customary location.
6. Applicant and their representatives shall comply with all applicable City codes and ordinances, including those related to noise (Section 4-4D-2 and 3) and water pollution control (Section 4-4C-2).
7. Design Review approval is good for one year from the date of approval, unless extended pursuant to Sun Valley Municipal Code Section 9-5A-8.
8. Any requirements and/or approvals of private associations or other entities are the sole responsibility of the property owner.
9. Any permits issued during the 10-day appeal period (provided for under Municipal Code Section 9-5A-9) may be subject to a stop work order in the event of an appeal. Any work commenced during the appeal period shall be at the applicant's own risk.
10. Approval is specific to the project drawings dated received by the City of Sun Valley on February 23, 2018.
11. Fairway Loop shall be kept free and clear for emergency vehicle access at all times. Any significant access issues shall be brought to the attention of the City and project neighbors in advance.
12. No modifications to the approved plans shall be made without written permission of the Community Development Director, Building Official, and Fire Code Official.
13. Any proposed changes to the plans – including any between the approved Design Review set and the proposed Building Plan set – must be called out in red ink on the submitted revisions and described in a separate letter with explanation for the changes.

CONCLUSIONS OF LAW

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

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2018-027.

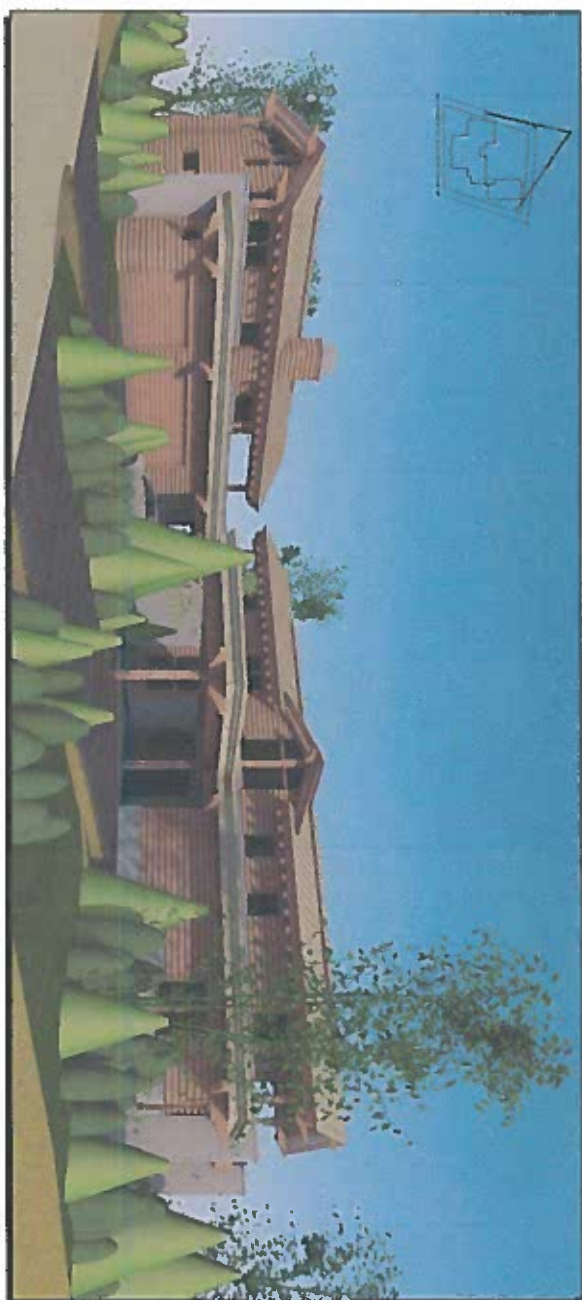
Dated this 22nd day of March, 2018.

Ken Herich, Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed _____



PRELIMINARY ELEVATION SKETCHES



SISILLI RESIDENCE
404 FAIRWAY LOOP, SUN VALLEY, ID

COLOR RENDERINGS

404 FAIRWAY LOOP

RECEIVED
FEB 23 2018
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT.

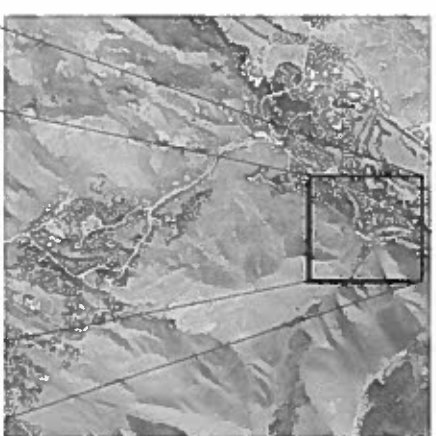


JOHN S. B. ARCHITECTS

200 E. 9th Street
Coeur d'Alene, ID
P: 208.765.4000
F: 208.765.4001
www.johnsb.com

DR 2018-027

PROJECT LOCATION:
404 Fairway Loop, Sun Valley, ID 83353



REGIONAL MAP



VICINITY MAP

SHEET INDEX:

- PAGE TITLE
- P. 1 COVER & COLOR RENDERINGS
- P. 2 PROJECT INFORMATION & CALCULATIONS
- P. 3 ARCHITECTURAL SITE PLAN
- P. 4 LANDSCAPE PLAN
- P. 5 MAIN LEVEL FLOOR PLAN
- P. 6 SECOND LEVEL FLOOR PLAN
- P. 7 ADU / GARAGE FLOOR PLAN
- P. 8 N & W MAIN HOUSE ELEVATIONS
- P. 9 S & E MAIN HOUSE ELEVATIONS
- P. 10 EXTERIOR LIGHTING PLAN
- P. 11 EXTERIOR LIGHTING FIXTURES
- P. 12 PLAT MAP / SURVEY
- P. 13 EXISTING TREE LOCATION MAP

AREA TABULATIONS:

LOT AREA = 17,162 SF
 ADU WABLE FOOTPRINT CALCULATION:
 17,162 ÷ 10,899 = 6,272
 6,272 × 12' = 5227
 5227 × 2,500' = 4,022.7 SF

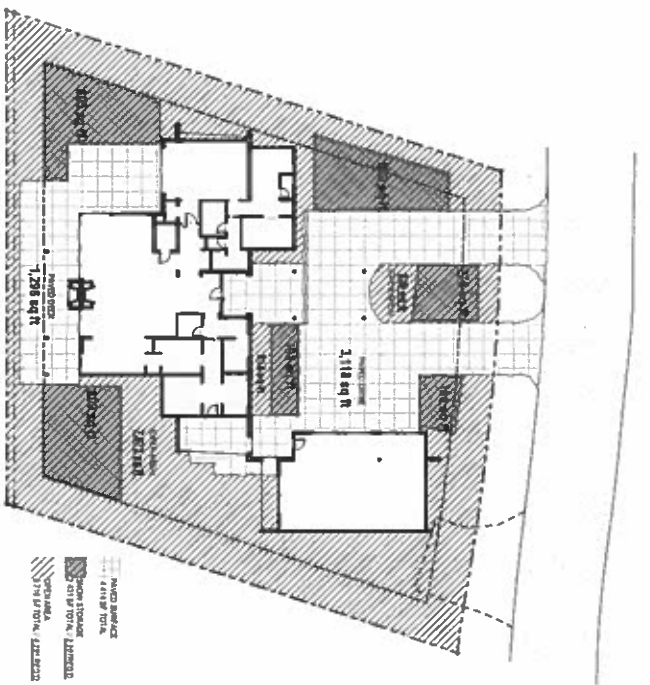
FOOTPRINT	
HOUSE FOOTPRINT	3,022.7 SF
ADU FOOTPRINT	1,200 SF
TOTAL FOOTPRINT	4,222.7 SF

PROPOSED	
HOUSE FOOTPRINT	3,010 SF
ADU FOOTPRINT	1,052 SF
TOTAL FOOTPRINT	4,062 SF

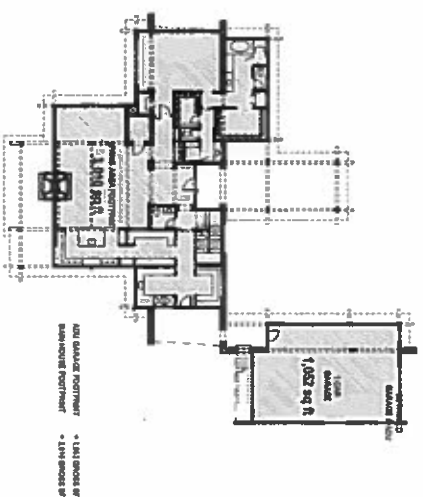
GROSS FLOOR AREA	
ADU FLOOR AREA	600 SF
ADU GARAGE AREA	1,052 SF
HOUSE 1st FLOOR LIVING	3,010 SF
HOUSE 2nd FLOOR LIVING	1,163 SF
HOUSE TOTAL LIVING AREA	4,173 SF

CODE INFORMATION:

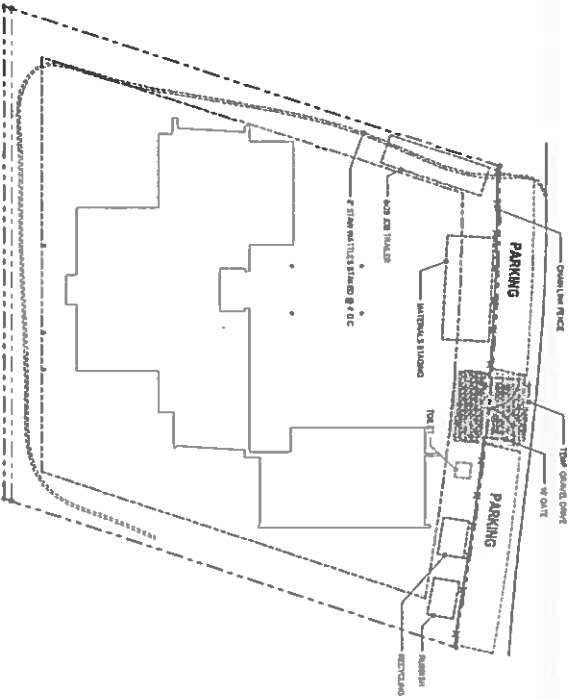
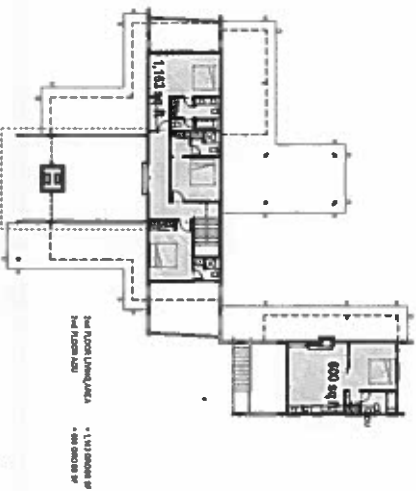
TYPE OF CONSTRUCTION: TYPE VB
 OCCUPANCY CLASSIFICATION: R
 USE ZONE: RS-1



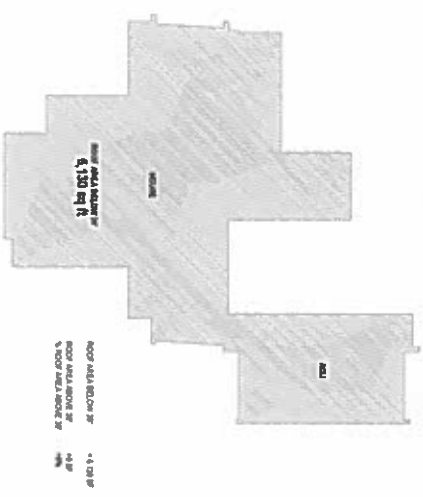
SNOW STORAGE and OPEN AREA PLAN & CALCULATION



GROSS FLOOR AREA CALCULATION



CONSTRUCTION MANAGEMENT PLAN



ROOF AREA CALCULATION

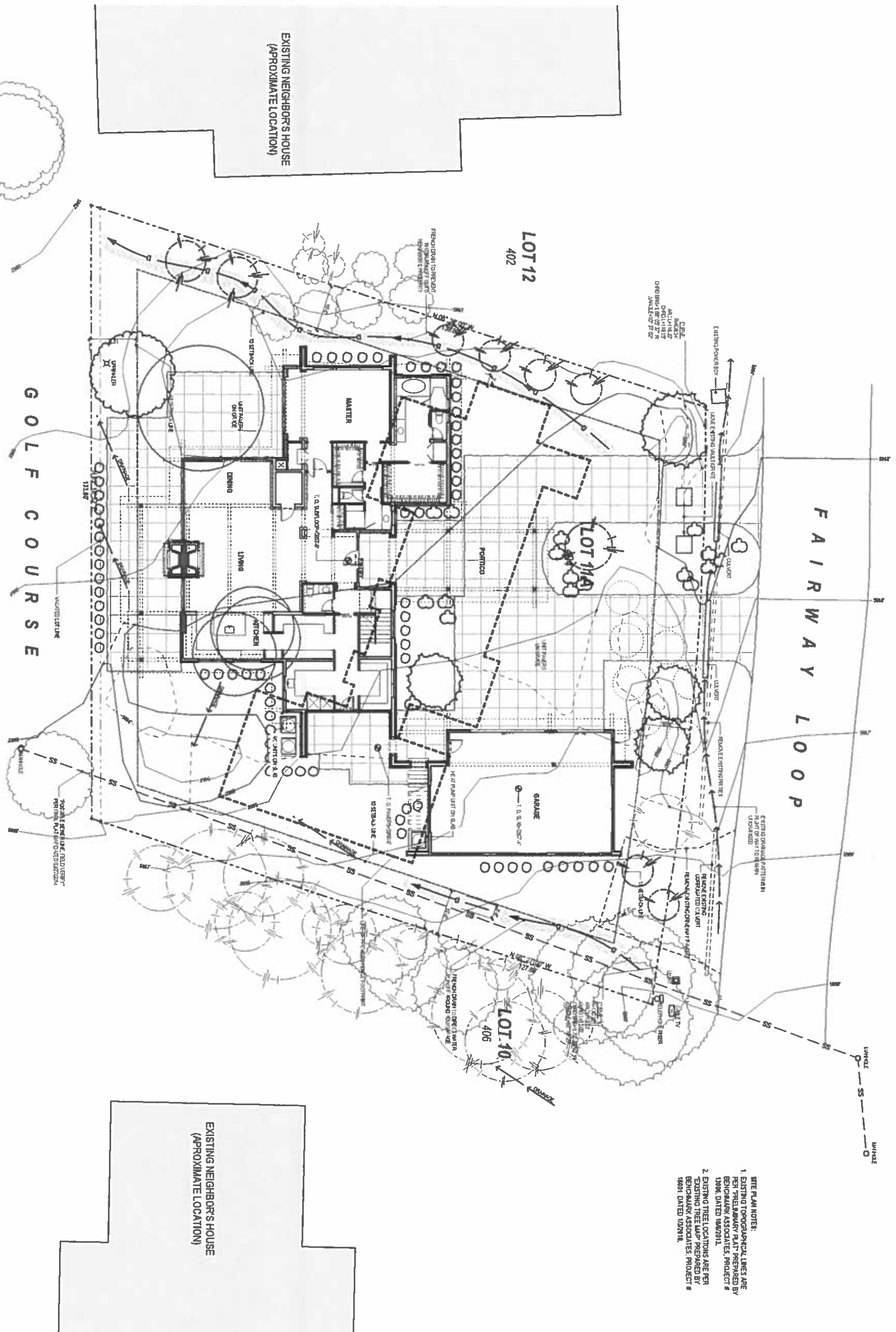
SISILLI RESIDENCE
404 FAIRWAY LOOP, SUN VALLEY, ID

ARCHITECT:
POINT ARCHITECTS :: www.pointarchitects.com
RICHARD CHILDRESS
209 E 35th Street
Garden City, ID 83714
p. 208-294-2999 :: rich@pointarchitects.com

STRUCTURAL ENGINEER:
RIVERSSTONE STRUCTURAL CONCEPTS
JOSLYNN HUGHES
671 E Riverpark Lane, Suite 150
Boise, 83706
p. 208-343-2092 :: joshyn@riversstonecc.com

GENERAL CONTRACTOR:
STOREY CONSTRUCTION
GARY STOREY
323 Lewis St
Ketchikan, ID 837340
p. 208-726-8816 :: gstorey@sstoreyconstruction.com





SITE PLAN NOTES:
 1. EXISTING TOPOGRAPHICAL LINES ARE PER PRELIMINARY PLAN PREPARED BY BENCHAMARK ASSOCIATES, PROJECT # 1998, DATED 04/27/11.
 2. EXISTING TREE LOCATIONS ARE PER EXISTING TREE MAP PREPARED BY BENCHAMARK ASSOCIATES, PROJECT # 19891 DATED 10/27/11.

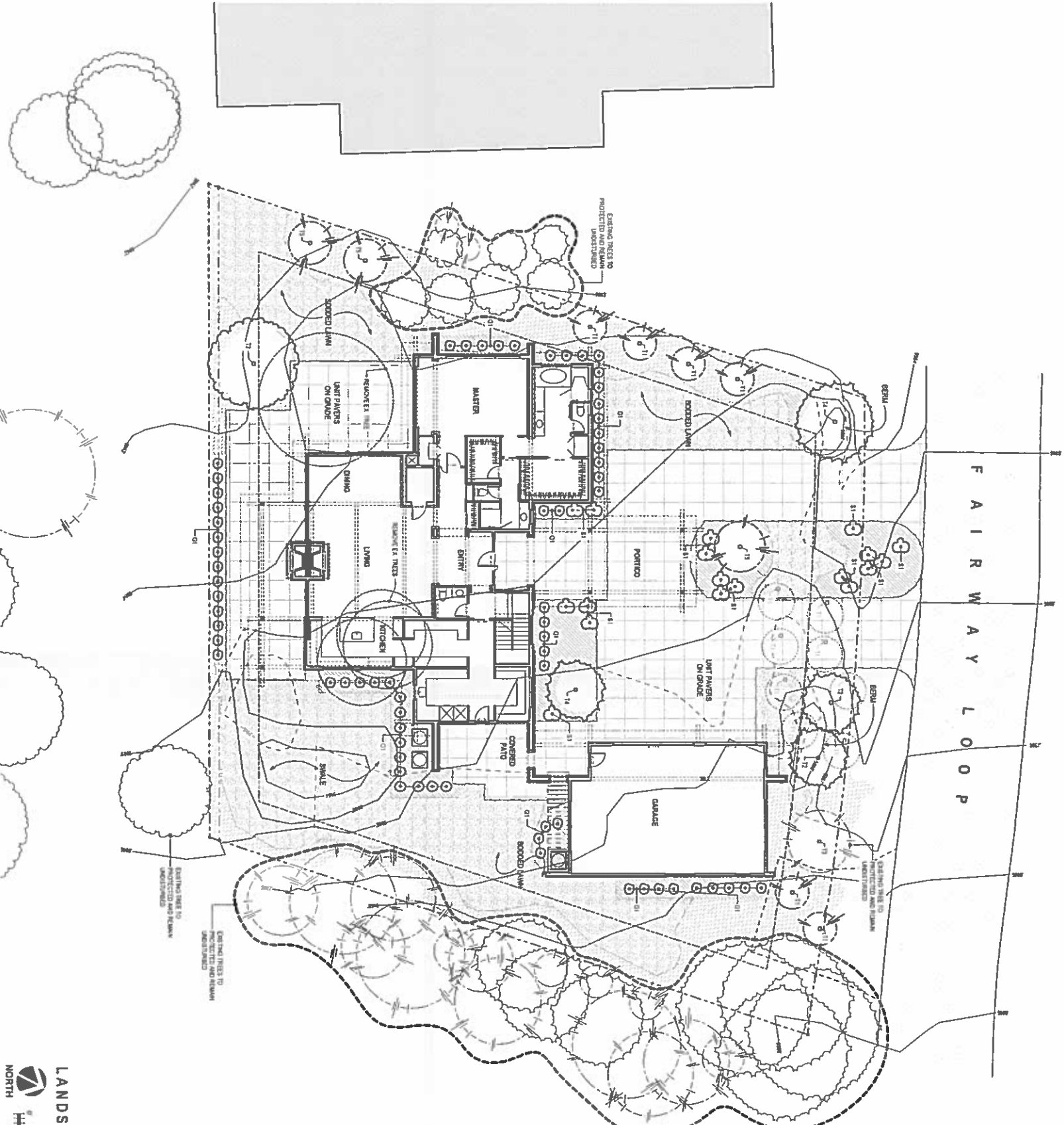
ARCHITECTURAL SITE PLAN



SISILLI RESIDENCE
 404 FAIRWAY LOOP, SUN VALLEY, ID

ARCHITECT
 LICENSED ARCHITECT
 1000 S. 10th St.
 3rd Floor
 Boise, ID 83725
 P: 208.333.7711
 F: 208.333.7712

CLIENT
 404 FAIRWAY LOOP
 SUN VALLEY, ID



LANDSCAPE LOGBOOK

SYMBOL	DESCRIPTION	DATE
○	PLANTING OF 2' x 2' x 2' TREES	08/01/11
○	PLANTING OF 4' x 4' x 4' TREES	08/01/11
○	PLANTING OF 6' x 6' x 6' TREES	08/01/11
○	PLANTING OF 8' x 8' x 8' TREES	08/01/11
○	PLANTING OF 10' x 10' x 10' TREES	08/01/11
○	PLANTING OF 12' x 12' x 12' TREES	08/01/11
○	PLANTING OF 14' x 14' x 14' TREES	08/01/11
○	PLANTING OF 16' x 16' x 16' TREES	08/01/11
○	PLANTING OF 18' x 18' x 18' TREES	08/01/11
○	PLANTING OF 20' x 20' x 20' TREES	08/01/11
○	PLANTING OF 22' x 22' x 22' TREES	08/01/11
○	PLANTING OF 24' x 24' x 24' TREES	08/01/11
○	PLANTING OF 26' x 26' x 26' TREES	08/01/11
○	PLANTING OF 28' x 28' x 28' TREES	08/01/11
○	PLANTING OF 30' x 30' x 30' TREES	08/01/11
○	PLANTING OF 32' x 32' x 32' TREES	08/01/11
○	PLANTING OF 34' x 34' x 34' TREES	08/01/11
○	PLANTING OF 36' x 36' x 36' TREES	08/01/11
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○	PLANTING OF 40' x 40' x 40' TREES	08/01/11
○	PLANTING OF 42' x 42' x 42' TREES	08/01/11
○	PLANTING OF 44' x 44' x 44' TREES	08/01/11
○	PLANTING OF 46' x 46' x 46' TREES	08/01/11
○	PLANTING OF 48' x 48' x 48' TREES	08/01/11
○	PLANTING OF 50' x 50' x 50' TREES	08/01/11

LANDSCAPE PLAN

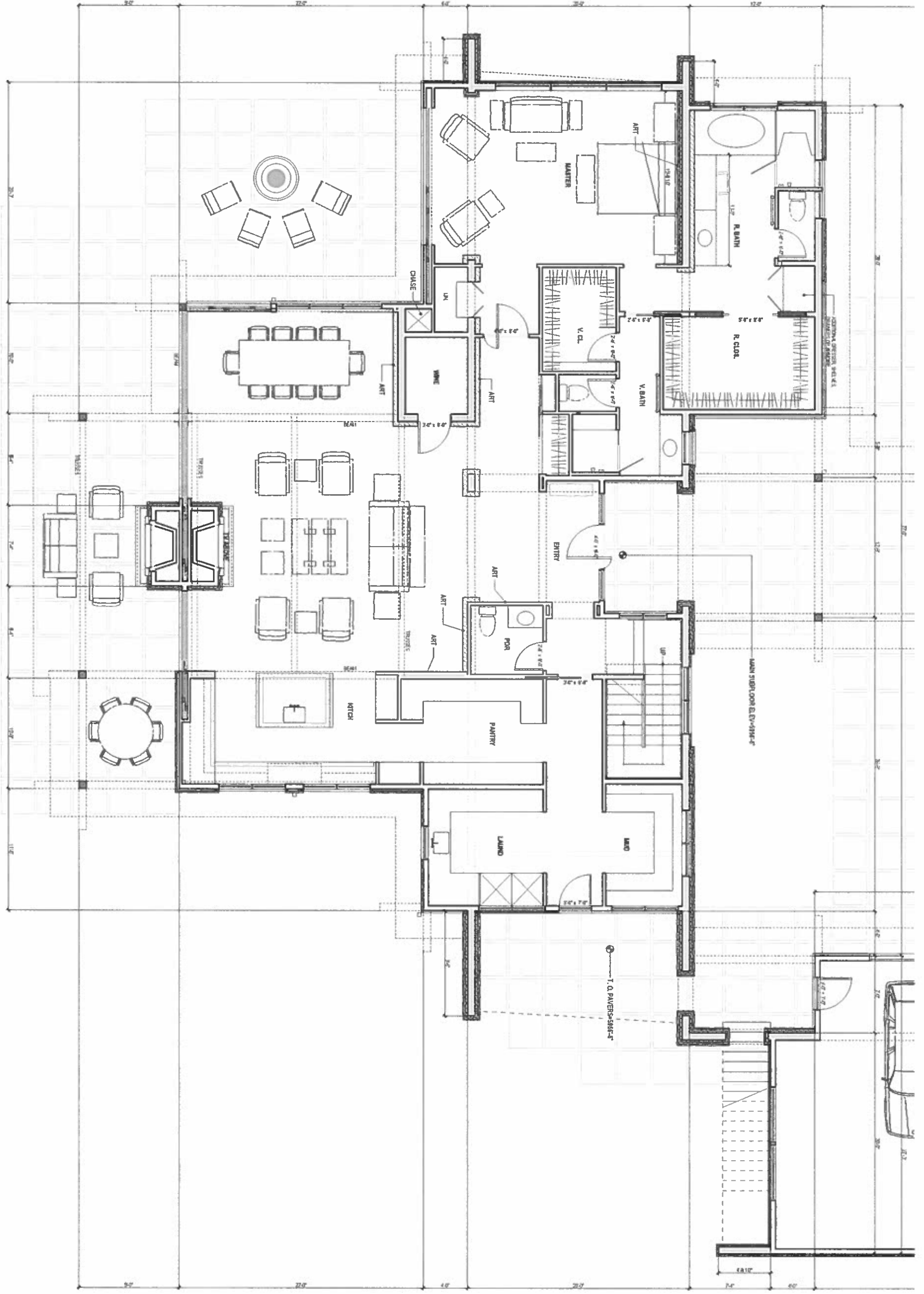
NORTH

SCALE: 1/8" = 1'-0"

SISILLI RESIDENCE
404 FAIRWAY LOOP, SUN VALLEY, ID

DATE: 12/29/10
FILE: Sisilli 404 Concept.dwg

VOLENT ARCHITECTS
200 S. Park Blvd.
Coeur d'Alene, ID 83814
P: 208.765.1111
F: 208.765.1112
www.volent.com



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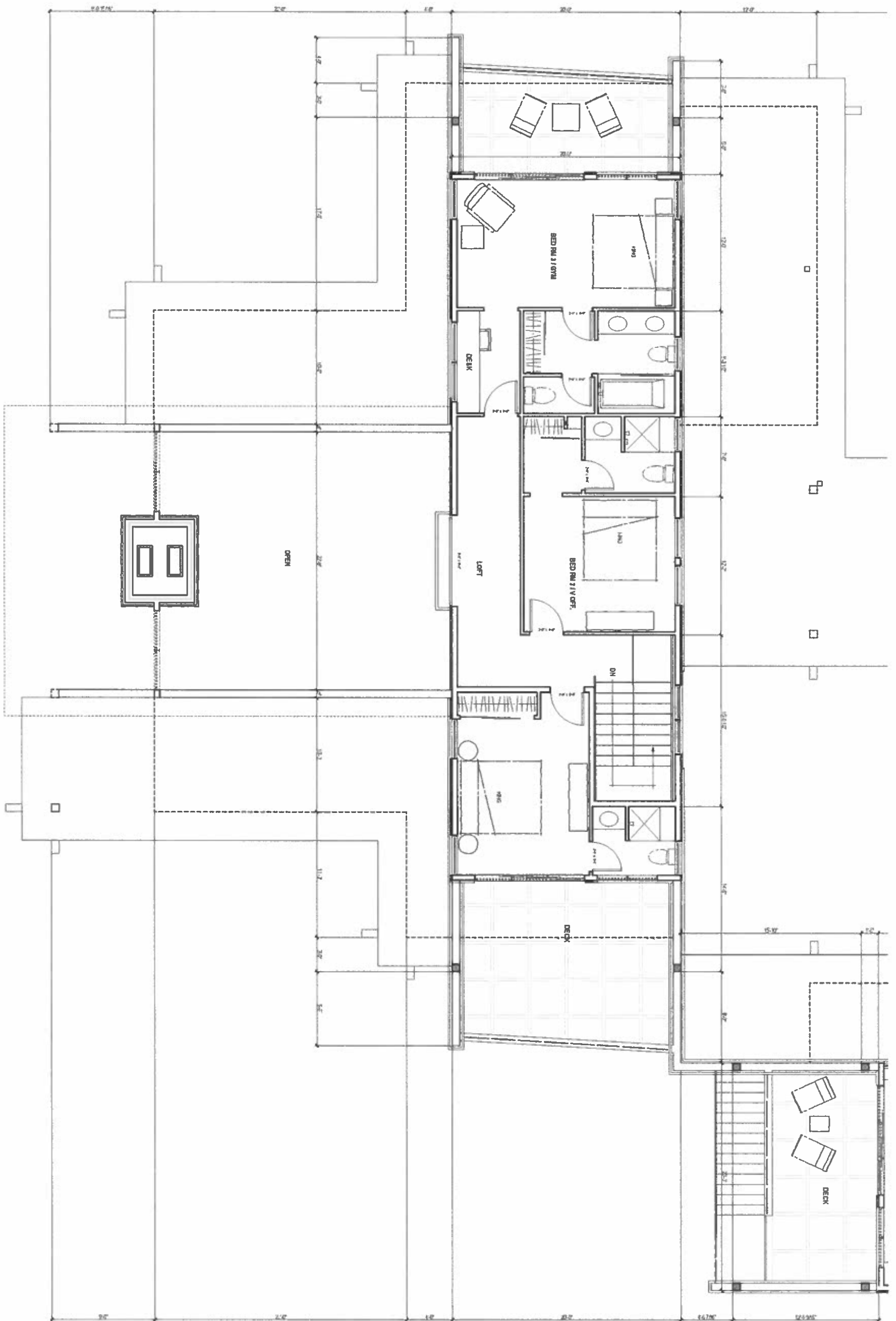
MAIN LEVEL FLOOR PLAN
 LIVING AREA - 3010 GROSS SF
 SCALE 1/8" = 1'-0"

SISILLI RESIDENCE
 404 FAIRWAY LOOP, SUN VALLEY, ID

DATE 3/2/2018
 FILE Still 404 Complmt.ph

POUNCE
 ARCHITECTS
 208 S. 4th St.
 Boise, ID 83724
 208.333.8888
 www.pouncearchitects.com

Licensed Architect
 No. 12345
 State of Idaho

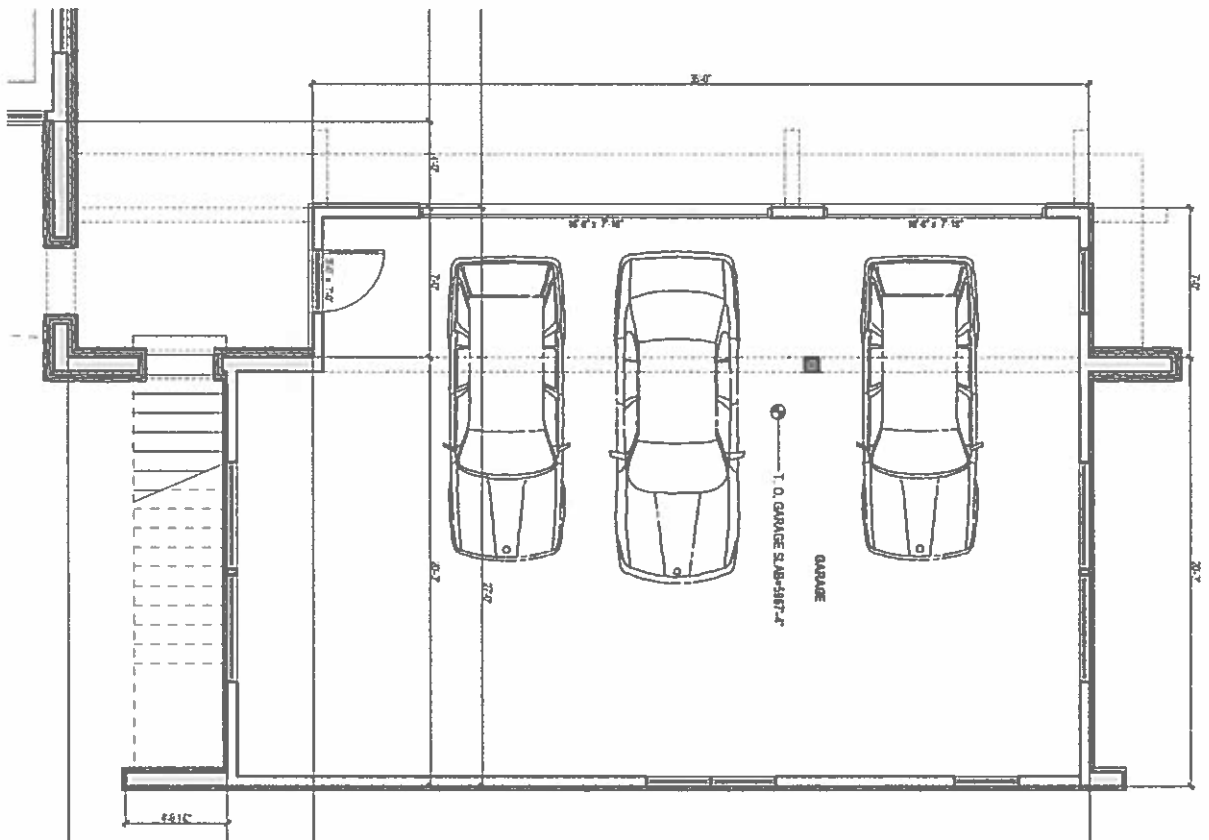
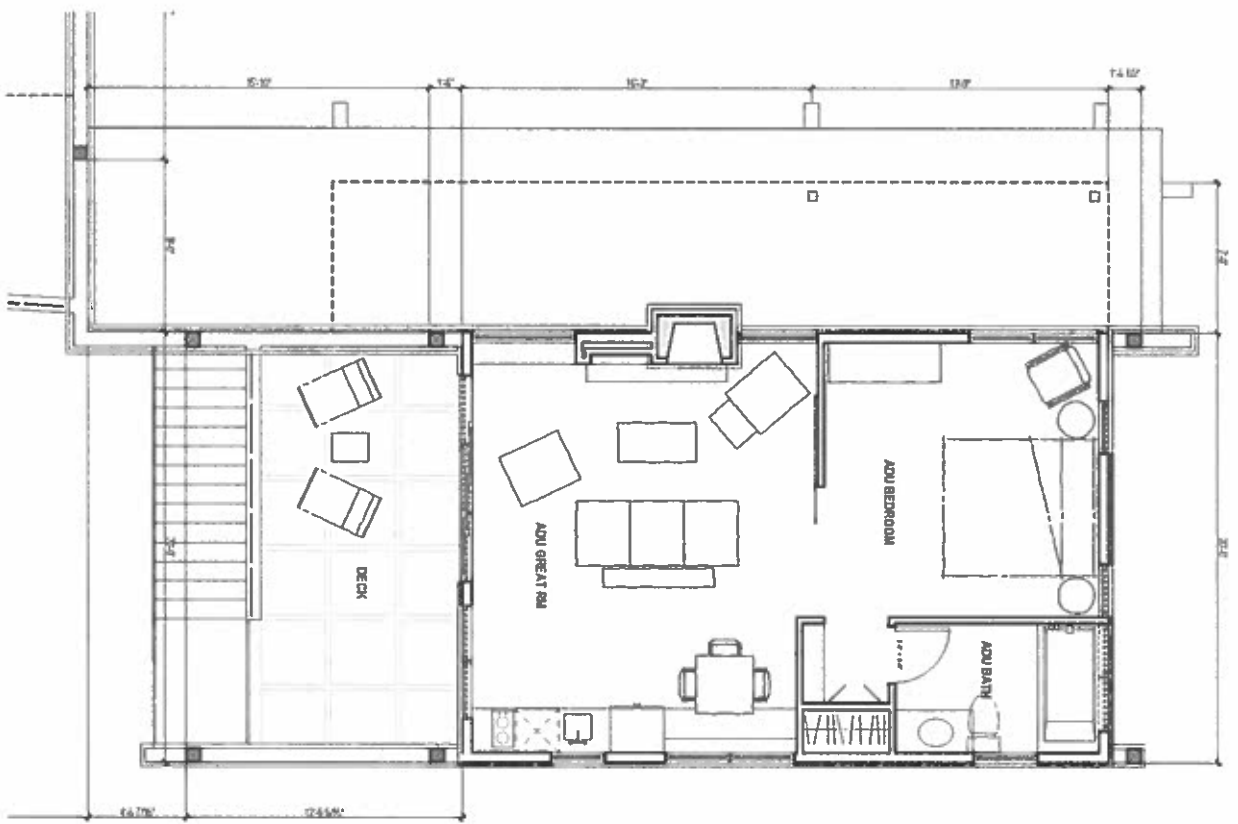


SECOND LEVEL FLOOR PLAN
 2ND LEVEL LIVING AREA - 1,163 GROSS SF
 SCALE: 1/8"=1'-0"

SISILLI RESIDENCE
 404 FAIRWAY LOOP, SUN VALLEY, ID

Handwritten Signature: *Handwritten signature of the architect.*

ARCHITECT:
 Lisa M. Smith
 Lisa M. Smith Architects, LLC
 1000 S. 10th Street, Suite 100
 Boise, ID 83725
 P: 208.333.3333
 F: 208.333.3333
 www.lisasmith.com



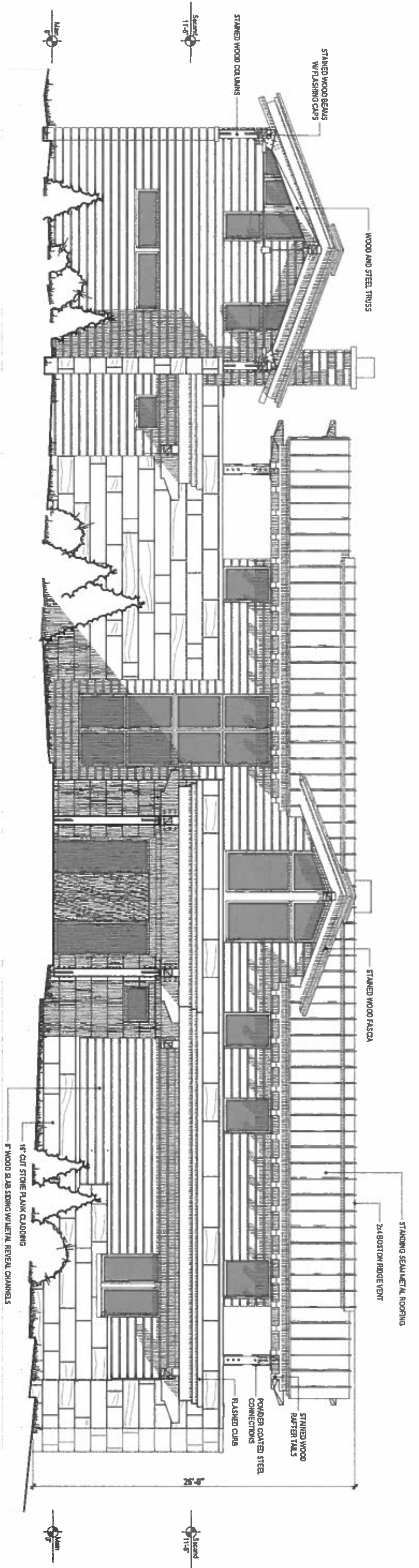
SISILLI RESIDENCE
404 FAIRWAY LOOP, SUN VALLEY, ID



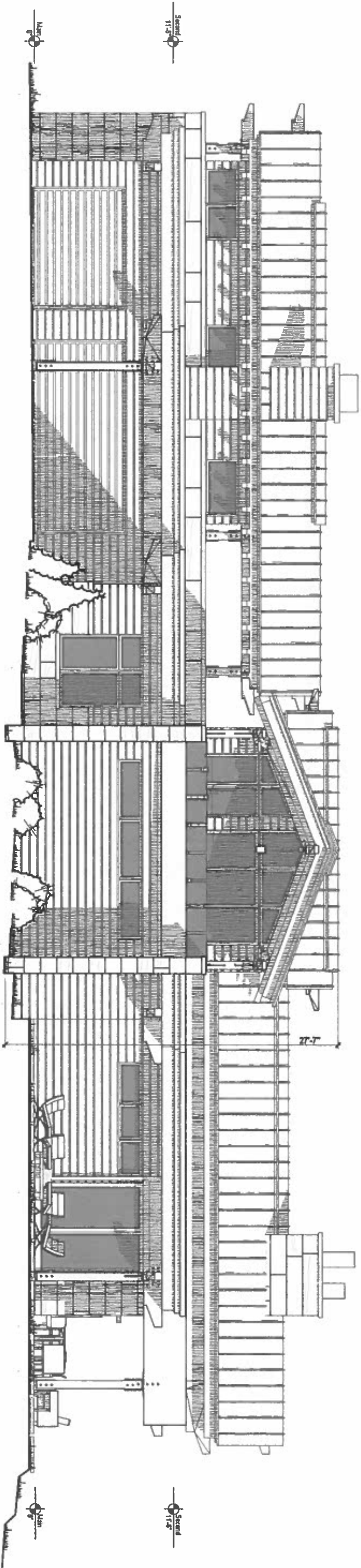
ARCHITECTS
300 S. 300 E. Suite 100
Coeur d'Alene, ID 83814
P: 208.765.1111
F: 208.765.1112
C: 208.765.1113
E: info@sisilli.com
W: www.sisilli.com

REGISTERED ARCHITECT
No. 12345
STATE OF IDAHO

DATE 2/12/18
FILE SIB 404 CompRev1.dwg

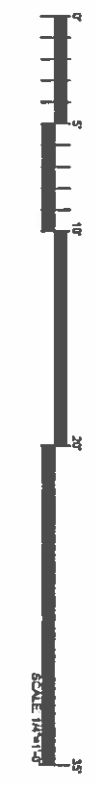


NORTH ELEVATION

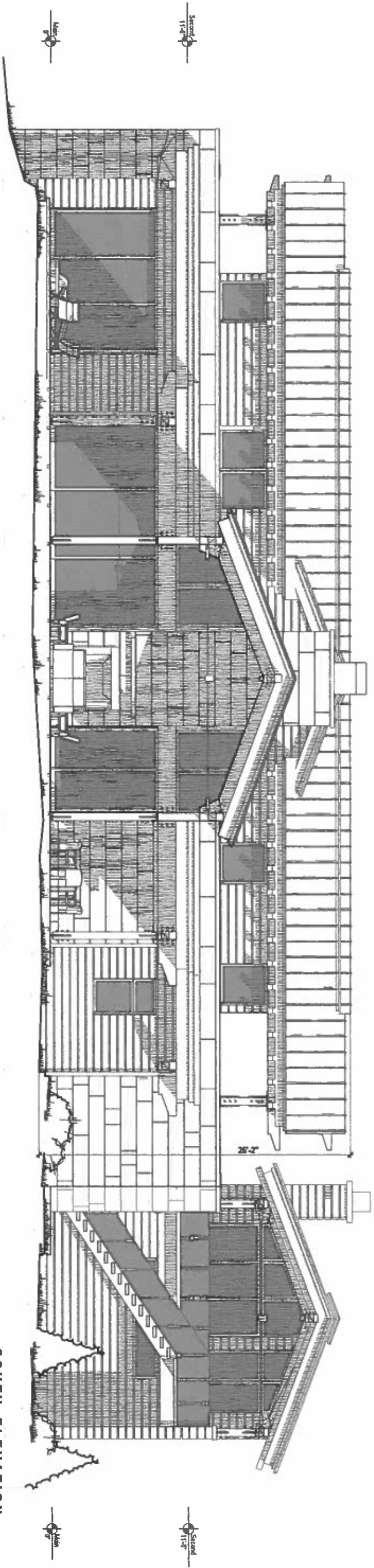


WEST ELEVATION
SEE NORTH ELEVATION FOR TYPICAL EXTERIOR
FINISH NOTES

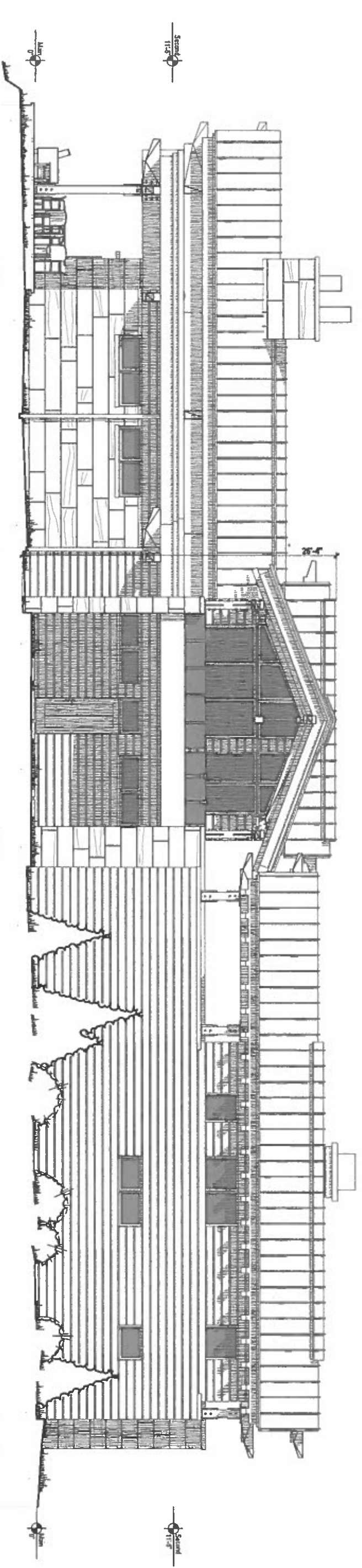
SISILLI RESIDENCE
404 FAIRWAY LOOP, SUN VALLEY, ID



HAASE ARCHITECTS
ARCHITECTS
2111 E. 12th Ave.
Boise, ID 83725
P: 208.333.1111
F: 208.333.1112
www.haasearchitects.com




SOUTH ELEVATION
SEE NORTH ELEVATION FOR TYPICAL EXTERIOR FINISH NOTES

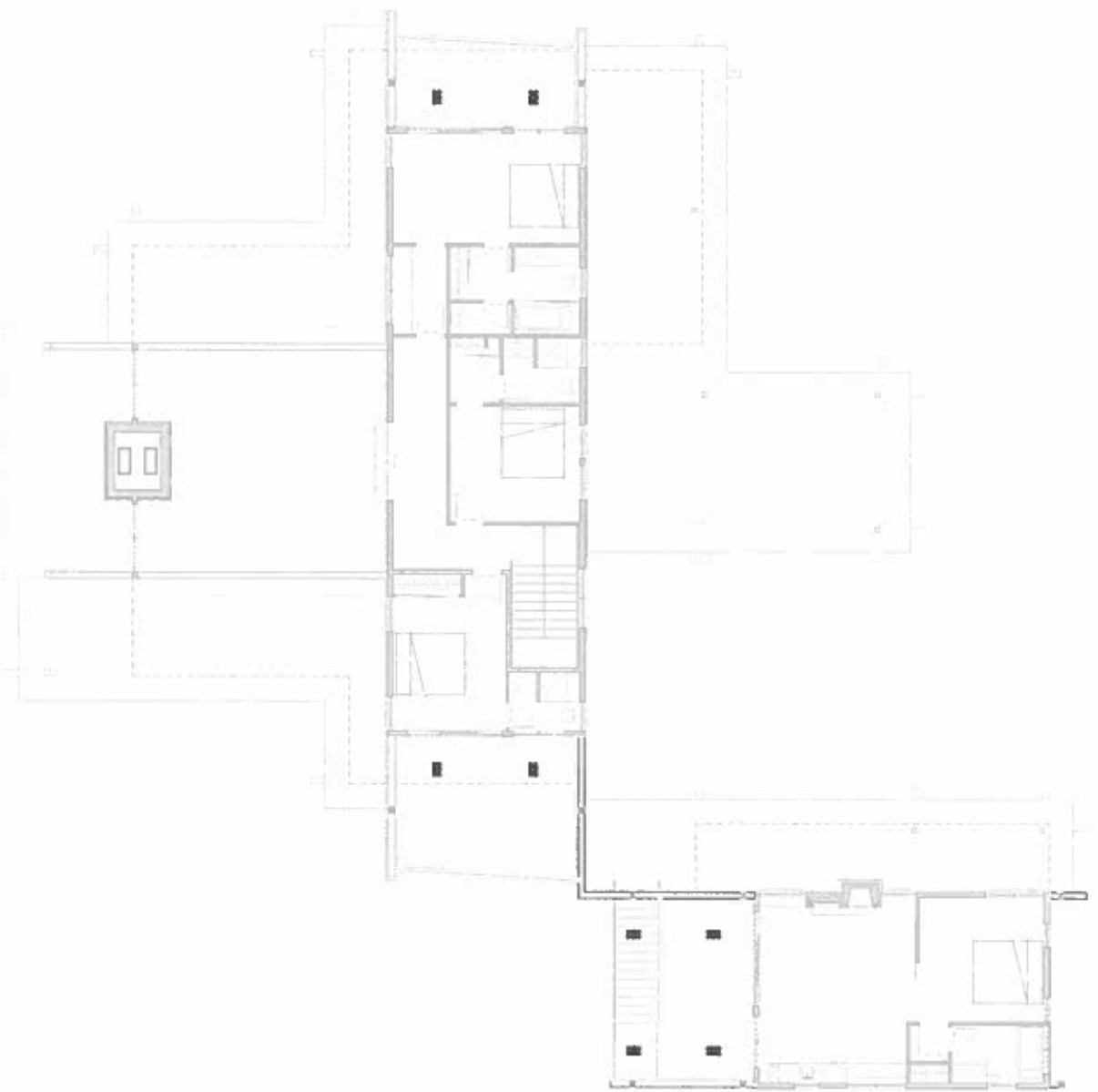


EAST ELEVATION
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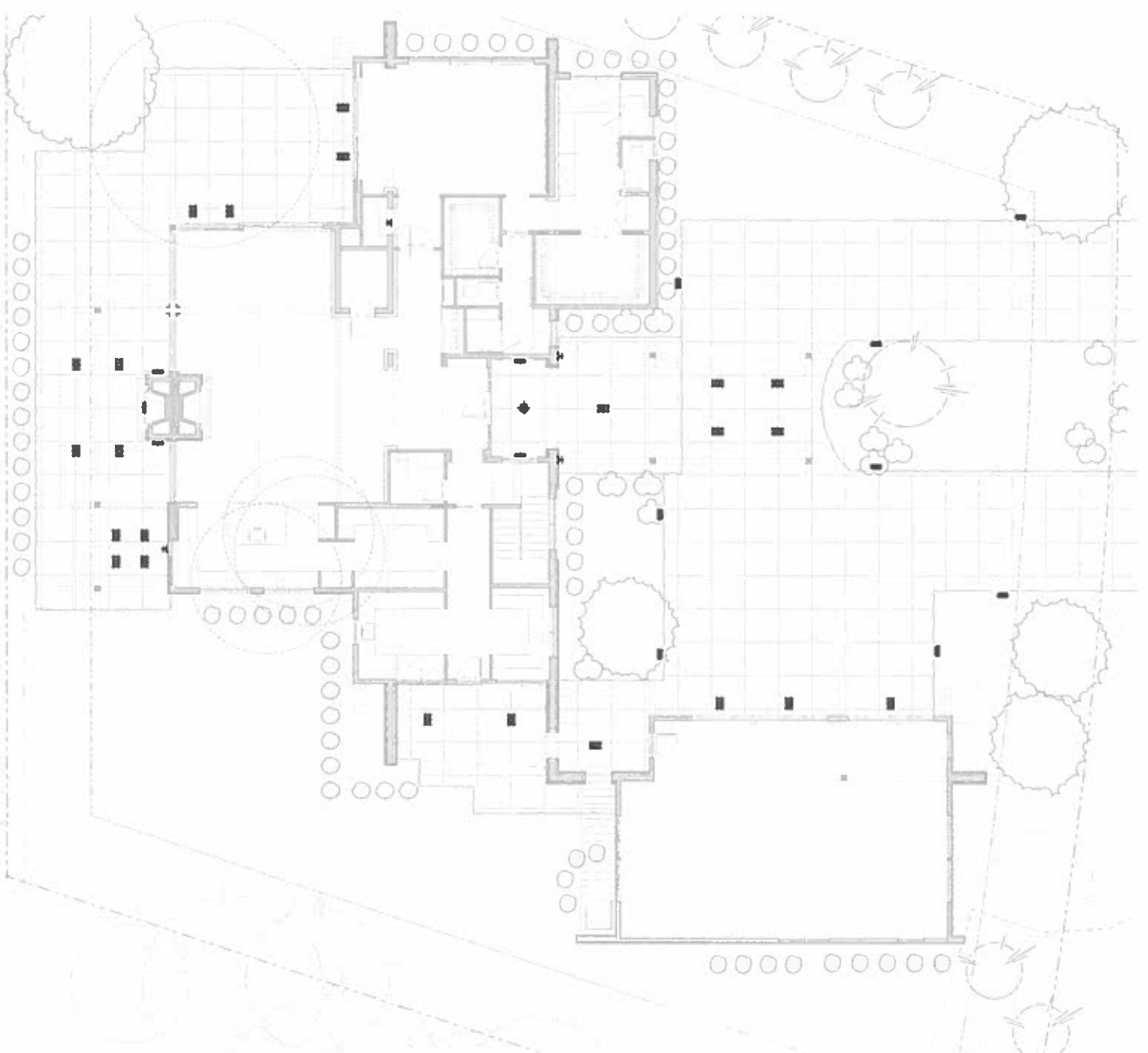
SISILLI RESIDENCE
404 FAIRWAY LOOP, SUN VALLEY, ID




LISA M. SMITH ARCHITECTS
 ARCHITECTS
 202 E. 3rd S. Suite 100
 Boise, ID 83702
 P: 208.333.1111
 F: 208.333.1112
 C: 208.333.1113
 E: info@lmsa.com
 W: www.lmsa.com



SECOND LEVEL EXTERIOR LIGHTING PLAN



MAIN LEVEL EXTERIOR LIGHTING PLAN

EXTERIOR LIGHTING LEGEND

	1' WALL RECESSED DOWNLIGHT
	2' WALL RECESSED DOWNLIGHT
	4' WALL RECESSED DOWNLIGHT
	8' WALL RECESSED DOWNLIGHT
	12' WALL RECESSED DOWNLIGHT
	18' WALL RECESSED DOWNLIGHT
	24' WALL RECESSED DOWNLIGHT
	30' WALL RECESSED DOWNLIGHT
	36' WALL RECESSED DOWNLIGHT
	42' WALL RECESSED DOWNLIGHT
	48' WALL RECESSED DOWNLIGHT
	54' WALL RECESSED DOWNLIGHT
	60' WALL RECESSED DOWNLIGHT
	66' WALL RECESSED DOWNLIGHT
	72' WALL RECESSED DOWNLIGHT
	78' WALL RECESSED DOWNLIGHT
	84' WALL RECESSED DOWNLIGHT
	90' WALL RECESSED DOWNLIGHT
	96' WALL RECESSED DOWNLIGHT
	102' WALL RECESSED DOWNLIGHT
	108' WALL RECESSED DOWNLIGHT
	114' WALL RECESSED DOWNLIGHT
	120' WALL RECESSED DOWNLIGHT
	126' WALL RECESSED DOWNLIGHT
	132' WALL RECESSED DOWNLIGHT
	138' WALL RECESSED DOWNLIGHT
	144' WALL RECESSED DOWNLIGHT
	150' WALL RECESSED DOWNLIGHT
	156' WALL RECESSED DOWNLIGHT
	162' WALL RECESSED DOWNLIGHT
	168' WALL RECESSED DOWNLIGHT
	174' WALL RECESSED DOWNLIGHT
	180' WALL RECESSED DOWNLIGHT
	186' WALL RECESSED DOWNLIGHT
	192' WALL RECESSED DOWNLIGHT
	198' WALL RECESSED DOWNLIGHT
	204' WALL RECESSED DOWNLIGHT
	210' WALL RECESSED DOWNLIGHT
	216' WALL RECESSED DOWNLIGHT
	222' WALL RECESSED DOWNLIGHT
	228' WALL RECESSED DOWNLIGHT
	234' WALL RECESSED DOWNLIGHT
	240' WALL RECESSED DOWNLIGHT
	246' WALL RECESSED DOWNLIGHT
	252' WALL RECESSED DOWNLIGHT
	258' WALL RECESSED DOWNLIGHT
	264' WALL RECESSED DOWNLIGHT
	270' WALL RECESSED DOWNLIGHT
	276' WALL RECESSED DOWNLIGHT
	282' WALL RECESSED DOWNLIGHT
	288' WALL RECESSED DOWNLIGHT
	294' WALL RECESSED DOWNLIGHT
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	306' WALL RECESSED DOWNLIGHT
	312' WALL RECESSED DOWNLIGHT
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	684' WALL RECESSED DOWNLIGHT
	690' WALL RECESSED DOWNLIGHT
	696' WALL RECESSED DOWNLIGHT
	702' WALL RECESSED DOWNLIGHT
	708' WALL RECESSED DOWNLIGHT
	714' WALL RECESSED DOWNLIGHT
	720' WALL RECESSED DOWNLIGHT
	726' WALL RECESSED DOWNLIGHT
	732' WALL RECESSED DOWNLIGHT
	738' WALL RECESSED DOWNLIGHT
	744' WALL RECESSED DOWNLIGHT
	750' WALL RECESSED DOWNLIGHT
	756' WALL RECESSED DOWNLIGHT
	762' WALL RECESSED DOWNLIGHT
	768' WALL RECESSED DOWNLIGHT
	774' WALL RECESSED DOWNLIGHT
	780' WALL RECESSED DOWNLIGHT
	786' WALL RECESSED DOWNLIGHT
	792' WALL RECESSED DOWNLIGHT
	798' WALL RECESSED DOWNLIGHT
	804' WALL RECESSED DOWNLIGHT
	810' WALL RECESSED DOWNLIGHT
	816' WALL RECESSED DOWNLIGHT
	822' WALL RECESSED DOWNLIGHT
	828' WALL RECESSED DOWNLIGHT
	834' WALL RECESSED DOWNLIGHT
	840' WALL RECESSED DOWNLIGHT
	846' WALL RECESSED DOWNLIGHT
	852' WALL RECESSED DOWNLIGHT
	858' WALL RECESSED DOWNLIGHT
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	876' WALL RECESSED DOWNLIGHT
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	888' WALL RECESSED DOWNLIGHT
	894' WALL RECESSED DOWNLIGHT
	900' WALL RECESSED DOWNLIGHT
	906' WALL RECESSED DOWNLIGHT
	912' WALL RECESSED DOWNLIGHT
	918' WALL RECESSED DOWNLIGHT
	924' WALL RECESSED DOWNLIGHT
	930' WALL RECESSED DOWNLIGHT
	936' WALL RECESSED DOWNLIGHT
	942' WALL RECESSED DOWNLIGHT
	948' WALL RECESSED DOWNLIGHT
	954' WALL RECESSED DOWNLIGHT
	960' WALL RECESSED DOWNLIGHT
	966' WALL RECESSED DOWNLIGHT
	972' WALL RECESSED DOWNLIGHT
	978' WALL RECESSED DOWNLIGHT
	984' WALL RECESSED DOWNLIGHT
	990' WALL RECESSED DOWNLIGHT
	996' WALL RECESSED DOWNLIGHT
	1002' WALL RECESSED DOWNLIGHT

SISILLI RESIDENCE
404 FAIRWAY LOOP, SUN VALLEY, ID

DATE 2/21/2018
FILE Sisilli 404 CompLit.ph



HALLIDAY ARCHITECTS
200 E. 30th Street
Coeur d'Alene, ID
P: 208.765.2000
F: 208.765.2001
www.hallidayarchitects.com

FAIRWAY SUBDIVISION : LOT 11A

LOCATED WITHIN: SECTION 8, TOWNSHIP 4 N, RANGE 18 E, B.M.
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO
 WHENEVER THE BOUNDARY COMMON TO LOT 11, FAIRWAY SUBDIVISION
 (INST. NO. 128920) AND TAX LOT 53811 IS AMENDED.

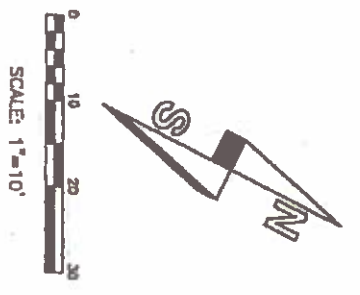
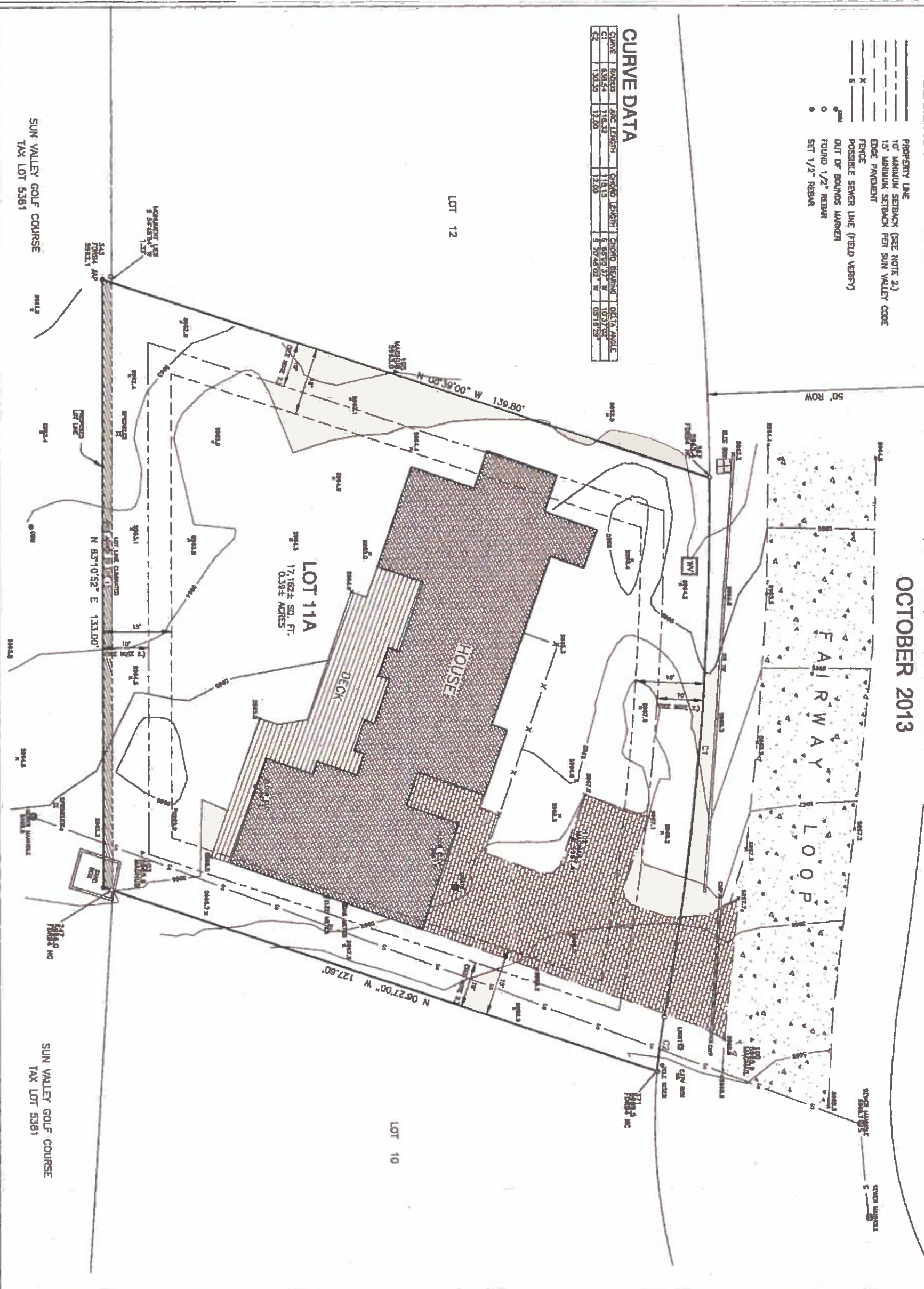
OCTOBER 2013

LEGEND:

- PROPERTY LINE
- 10' MINIMUM SETBACK (SEE NOTE 2)
- 15' MINIMUM SETBACK PER SUN VALLEY CODE
- EDGE PAVEMENT
- FENCE
- POSSIBLE SEWER LINE (FIELD VERIFY)
- OUT OF BOUNDS MARKER
- FOUND 1/2" REBAR
- SET 1/2" REBAR

CURVE DATA

CURVE	BOUND	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	538.54	116.13	S 65°03'57" W	107°37'02"
C2	300.25	12.00	S 70°48'02" W	107°18'29"



PRELIMINARY PLAT

NOTES:

1. NAME OF JURISDICTION IS PER THE ORIGINAL PLAT OF FAIRWAY SUBDIVISION. BOUNDARY LINES AND CERTAIN ELEMENTS SHOWN HEREON ARE FROM SAID PLAT. REFER TO SAID PLAT & COURTS FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
2. MINIMUM SETBACK PER SUN VALLEY CODE FOR THIS SECTION.
3. MINIMUM SETBACK PER HOA-CORPORATED LOT PER SECTION.
4. UTILITIES AND DRAIN PIPES ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION OR OTHER USE OF BUILDING LINES OR OTHERWISE.
5. CONTAINMENT INTERVAL.
6. MAP SCALE DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHOD, PLEASE USE MAP SCALE TO DETERMINE ACTUAL DISTANCE.
7. THE STREET ADDRESS IS REPORTED TO BE 481 FAIRWAY LOOP.

SUB PA 2013-06



RESEARCHER INC.
 1700 BULL CREEK, NORTONIA, OHIO, 44024
 PHONE: (440) 325-1100 FAX: (440) 325-1101
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FAIRWAY SUBDIVISION
 LOT 11A

JACOBUS BRINKMAN
 SURVEYOR & TOWNSHIP & N. RANGE 18 E, B.M.
 CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: DENYNE BRISCOE

PROJECT NO. 13008 ONE IN ONE/25' SCALE
 PRELIMINARY PLAT DATED 10/07/2013 SHEET 1 OF 1



Date:3/09/2018

To: Bryce Ternet

Re: DR 2018-027/ 404 Fairwayloop Rd / Sisilli Residence

I have reviewed the submitted plans for the Sisilli residence. A new residence VB construction with a total of 5,825 Sq. Ft. The plans appear to meet the intent of the International Fire Code 2012 with the following conditions:

The Fire Department comments:

1. The Driveway shall be 20 foot wide.
2. The Chimney shall have Spark arrestors installed.
3. The outdoor fireplaces and fire pit shall be non-solid fuel burning (no wood)
4. The address shall be posted in a place that is visible from the street and shall be on contrasting background so as to be visible both day and night and in all weather conditions. The numbers shall be a minimum of 6 inches tall. If an address monument is used, then the numbers shall be no lower than 4 feet from finished grade. The requirement for posting numbers on the residence shall also be in effect and shall be posted in the usual and customary location.

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

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

Project Name: Ordinance 525

Applicant: City Initiated

Application: Repeal Ordinance 474

Introduction: Ordinance 525 is proposed to repeal section of Ordinance 474.

Background: On February 11, 2015, the City of Sun Valley City Council approved Ordinance 474, amending Title 8, Chapter 1 of the Sun Valley Municipal Code regarding amendments to the International Residential Code.

Project Description: The proposed Ordinance 525 would repeal a section of Ordinance 474. At the time of approval for Ordinance 474, Section R313.2 of the International Residential Code was inadvertently listed to be deleted. The approval of Ordinance 474 then did not include Section R313.2 of the International Residential Code.

Section R313.2 of the International Residential Code is as follows:

One- and Two-Family Dwellings Automatic Fire Systems.

All new construction of one and two-family dwellings and townhome buildings of six thousand (6,000) square feet or greater shall have an approved automatic sprinkler system installed. Where an addition or alteration to an existing building brings the total area of the building over six thousand (6,000) square feet, only the additional or altered area must have an approved automatic sprinkler system.

Exception: An automatic residential fire sprinkler system shall not be required where an addition or alteration to an existing building brings the total area of the building over six thousand (6,000) square feet and the addition or alteration is under one thousand (1,000) square feet. The addition or alteration will not require an automatic fire suppression system to be installed.

Therefore, repealing of this section of Ordinance 474, as proposed by Ordinance 525, would add Section R313.2 of the International Residential Code to Title 8, Chapter 1 of the Sun Valley Municipal Code.

Noticing: The Planning & Zoning Commission public hearing regarding the subject ordinance was duly noticed in accordance with Idaho State Statute 67-6507 and with Sun Valley City Code Title 9, Chapter 5 by: 1) publishing in the Idaho Mountain Express on March 7th, 14th, and 21st, 2018; 2) posting of the notice in five prominent public locations in the City; 3) mailing and emailing notice to applicable agencies and neighboring jurisdictions and emailing notice to interested parties; and, 4) posting of the public hearing materials at City Hall and on the City website.

Recommendation: Staff recommends the Planning and Zoning Commission recommend approval to the City Council of Ordinance 525 repealing a section of Ordinance 474.

Recommended Motion: "I move to recommend approval to the City Council of Ordinance 525."

Alternative Actions: Move to denial of the ordinance.

Attachments:

1. Draft Ordinance

ORDINANCE NO. 525
AN ORDINANCE OF THE CITY OF SUN VALLEY, IDAHO, REPEALING A SECTION OF ORDINANCE 474 WHICH AMENDED THE INTERNATIONAL RESIDENTIAL CODE

WHEREAS, the City of Sun Valley is a municipal corporation, duly organized and existing under the laws of the State of Idaho; and

WHEREAS, on February 11, 2015, when other changes were made to Section 8-1-2-2 of the Sun Valley Municipal Code amending the International Residential Code, Section R313.2 was inadvertently listed to be deleted; and

WHEREAS, Section R313.2 was amended as follows:

Delete IRC section R313.2

WHEREAS, the City was made aware of this mistake recently by the Fire Code Official. He attests that this section was not intended to be deleted.

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

SECTION 1: That Section 8-1-2-2 of the Sun Valley Municipal Code, Section R313.2, shall be reinstated as follows:

R313.2 One- and Two-Family Dwellings Automatic Fire Systems.

All new construction of one and two-family dwellings and townhome buildings of six thousand (6,000) square feet or greater shall have an approved automatic sprinkler system installed. Where an addition or alteration to an existing building brings the total area of the building over six thousand (6,000) square feet, only the additional or altered area must have an approved automatic sprinkler system.

Exception: An automatic residential fire sprinkler system shall not be required where an addition or alteration to an existing building brings the total area of the building over six thousand (6,000) square feet and the addition or alteration is under one thousand (1,000) square feet. The addition or alteration will not require an automatic fire suppression system to be installed.

SECTION 2: REPEALER. All previous ordinances, resolutions, orders, or parts thereof, are in conflict and are hereby repealed.

SECTION 3: SAVINGS AND SEVERABILITY. It is hereby declared to be the legislative intent that the provisions and parts of this ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this

ORDINANCE NO. 525 - AN ORDINANCE OF THE CITY OF SUN VALLEY, IDAHO, REPEALING A SECTION OF ORDINANCE
474 WHICH AMENDED THE INTERNATIONAL RESIDENTIAL CODE

ordinance.

SECTION 4: EFFECTIVE DATE. This ordinance shall be in full force and effect after its passage, approval and publication, according to law.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR THIS ____ DAY OF _____, 2018.

APPROVED:

Peter M. Hendricks, Mayor

ATTEST:

Nancy Flannigan, City Clerk

ORDINANCE NO. 525 - AN ORDINANCE OF THE CITY OF SUN VALLEY, IDAHO, REPEALING A SECTION OF ORDINANCE
474 WHICH AMENDED THE INTERNATIONAL RESIDENTIAL CODE

**Minutes of the Planning and Zoning Commission
October 19, 2017**

The Planning and Zoning Commission of the City of Sun Valley, Blaine County, State of Idaho, met in regular session in the Council Chambers of Sun Valley City Hall on October 19, 2017 at 9:00 AM

1. Call To Order

Associate Planner Rivin called the meeting to order. As there is no quorum for today's meeting, we are moving the meeting to a date certain of October 20, 2017 at 9:00.

Present: None.

Absent: Chairman Ken Herich, Vice Chairman Sherri Newland, Commissioner Jake Provonsha, Commissioner John O'Connor and Commissioner Bill Boeger

2. Public Comment

3. Consent Agenda

4. New Business

a) Design Review (DR) 2017-226 and Conditional Use Permit (CUP) 2017-227: An application by Steven Meyer, Powder River Development on behalf of Sprint to replace 3 new panel antennas and install 3 new RRH units on the existing Dollar Mountain Wireless Tower.

5. Continued Business

a) Design Review (DR) 2017-166: Application for the proposed construction of two new dormitory buildings with associated site utilities, parking, and common areas in the Commercial Center (CC) Zoning District. The proposed floor areas of the two dormitories are 45,972 sq ft and 29,808 sq ft. Applicant: Michael Bulls, AIA, Ruscitto/Latham/Blanton Architectura for Sun Valley Company. Location: Portion of Sun Valley Golf Course/Hillsides Gas Stations/Horse Center Sec 7 T4N R18E (adjacent to Horsemen's Center).

6. Discussion Items

7. Adjourn

The meeting adjourned at 9:01 AM.

Ken Herich, Chairman

Nancy Flannigan, City Clerk

**Minutes of the Planning and Zoning Commission
October 20, 2017**

The Planning and Zoning Commission of the City of Sun Valley, Blaine County, State of Idaho, met in regular session in the Council Chambers of Sun Valley City Hall on October 20, 2017 at 09:00 AM.

1. [Call to Order](#)

Chairman Herich called the meeting to order at 9:00 AM.

Present: Chairman Ken Herich, Vice Chairman Sherri Newland, Commissioner Jake Provonsha and Commissioner John O'Connor.

Absent: Commissioner Bill Boeger

2. [Public Comment](#)

None.

3. [Consent Agenda](#)

N/A

4. [New Business](#)

- a) [Design Review \(DR\) 2017-226 and Conditional Use Permit \(CUP\) 2017-227: An application by Steven Meyer, Powder River Development on behalf of Sprint to replace 3 new panel antennas and install 3 new RRH units on the existing Dollar Mountain Wireless Tower.](#)

Associate Planner Rivin mentioned that the applicant couldn't make it to this meeting because he was traveling. She went on to mention that this project is similar to other projects we approved last year. The tower is located on property leased from the Sun Valley Company and is owned by American Tower. If the application were to be approved, it would result in improved service. Newland had some comments including asking whether it would require going through the building process, to which Rivin affirmed. Newland also suggested that a structural engineer look at the plans. O'Connor asked if there was a backup generator and how big it was to which Fire Code Official Reid Black responded.

Herich opened the public hearing at 9:12 AM for CUP2017-227. Hearing no comment, he closed the public hearing at 9:13 AM.

MOTION

Commissioner O'Connor moved to approve CUP2017-227, seconded by Vice Chairman Newland. Chairman Herich requested an additional condition of approval to have an Idaho-licensed structural engineer review the application. All in favor. The motion carried unanimously.

Herich opened for the public hearing at 9:16 AM for DR2017-266. Hearing no comment, he closed the public hearing at 9:16 AM.

MOTION

Commissioner O'Connor moved to approve DR2017-266, seconded by Commissioner Provonsha. All in favor. The motion carried unanimously.

5. **Continued Business**

- a) [Design Review \(DR\) 2017-166: Application for the proposed construction of two new dormitory buildings with associated site utilities, parking, and common areas in the Commercial Center \(CC\) Zoning District. The proposed floor areas of the two dormitories are 45,972 sq ft and 29,808 sq ft. Applicant: Michael Bulls, AIA, Ruscitto/Latham/Blanton Architectura for Sun Valley Company. Location: Portion of Sun Valley Golf Course/Hillsides Gas Stations/Horse Center Sec 7 T4N R18E \(adjacent to Horsemen's Center\).](#)

Newland disclosed that she visited the site and it will not prejudice her opinion. Provonsha mentioned that a few people asked him about the application and though he remains conflicted, he felt he can rule fairly and independently.

Rivin gave a brief introduction and mentioned that we now have comments from the City Engineer and the Fire Department. She also received "will serve" letters that were needed. Staff recommended approval based on the Findings of Fact.

Tim Silva, General Manager of Sun Valley Company, spoke. He wanted to share a few thoughts at the higher level. The reason they are doing this is because work force housing is the defining issue in all mountain resorts; they have quite a bit of staff that needs to be housed and the current housing needs to be replaced. He then went over the reasoning behind the location they chose.

Michael Bulls, Ruscitto Latham Blanton, spoke. He reiterated what Silva said and went over the filter they used to search for a site that met all their criteria. He then gave a description of the planning process and went over all the changes they made due to comments from the City Engineer. Provonsha had questions about the potential traffic situation and the Commission had a few clarifying questions to which Bulls responded.

Herich opened the public hearing at 10:35 AM.

Julie Sieagel, CFO of the Community School, spoke. She was involved in numerous discussions with Sun Valley Company and they have since addressed all their concerns, which included security, perimeter fencing, signage, etc., and they are happy with the plans as they are now.

Karen Reinheimer, Sun Valley resident, spoke. She wondered if having a site visit would be appropriate. She went on to mention the amount of people slated to be at the location and mentioned that it's a lot of density. In terms of the traffic study, she did see that the study is part of the conditions and she hopes this is open to the public so that others can participate. She went on to mention other concerns, which included noise, lighting and the lack of paving.

Hearing no further comment, Herich closed the public hearing closed at 10:52 AM.

O'Connor mentioned that he has been able to express his concerns and he likes what he sees now. Newland mentioned the traffic study and she would like it to include both Dollar and Sun Valley Road. She'd also like lighting to be considered along Sun Valley Road such as a code compliant light. She does support the project but believes there is a lot of gravel. Provonsha mentioned that a lot of what Newland said was on his mind as well. He discussed his concerns with gravel. Also, he is putting a lot of faith in the traffic study. He believes the traffic study will alleviate the rest of his concerns. Herich would like to have pavement and not gravel. He would also like a timeline. He requested that some of the language in the findings and in the staff report be changed, to which Rivin complied. Provonsha asked

Black if there is adequate room to park fire trucks to which Black said they did indeed look at this issue. Building Official Dyer mentioned all the criteria that they would have to follow in order to issue a building permit. Herich added a condition of approval that this approval is contingent upon adding paving to the parking lot and service road access to the delivery area. Changes were also made to the traffic study and were incorporated by Rivin.

MOTION

Commissioner O'Connor moved to approve DR2017-166, seconded by Vice Chairman Newland. All in favor. The motion carried unanimously.

6. [Discussion Items](#)

It was mentioned that this was Provonsha's last meeting as he has moved out of the City. The Commission thanked him for his service.

7. [Adjourn](#)

MOTION

Commissioner O'Connor moved to adjourn, seconded by Chairman Herich. All in favor. The motion carried unanimously.

Ken Herich, Chairman

Nancy Flannigan, City Clerk