

**DRAFT**

**Minutes of the Planning and Zoning Commission**

**April 25, 2013**

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 the 25<sup>th</sup> day of April 2013. The meeting began at 9:00 a.m. at the intersection of Elkhorn Road and Weyyakin Drive before continuing to 210 Sun Peak Drive for Item 5C.

Present: Commissioners Keith Saks, Jake Provonsha, John O'Connor, and Margaret Walker.  
Absent: Commissioner Ken Herich.

Also Present: Community Development Director Mark Hofman, Community Development Planning Technician and Associate Planner Isabel Lui, City Attorney Adam King, City Clerk Hannah Stauts, Steve Cook, Rod Watson, Laura Grozdas, John Forey, Kurt Eggers, Jim Laski, Doug Clemens, Pat McMahan, Evan Robertson, George Suyama, and Bruce Hinkley.

**1. Call To Order**

Vice Chairman Provonsha convened the meeting at 10:25 a.m. following a site visit at 210 Sun Peak Drive and declared a quorum present.

**2. Public Comment**

There were no comments.

**3. Consent Agenda**

There were no items before the Commission for the Consent Agenda.

**4. Continued Business**

- A. Steve Cook for Elliott and Joanne Mercer; Continued public hearing for a Design Review Application proposing the construction of a new 5,884 square foot, two-story single family dwelling with attached garage and associated site improvements on an existing residential lot in the Single-Family Residential (RS-1) Zoning District. The Commission will review a revised Exterior Lighting Plan and a revised Landscape Plan for the project. Location: Lot 1, Lane Ranch Subdivision- Phase I; #1 Lane Creek Road. Application No: DR2013-02. (Continued date certain from the March 14, 2013 meeting)

Architect Steve Cook presented the revised exterior lighting plan to the Commission. Steve outlined the reduction in exterior lighting and amperages. Commissioner Provonsha asked

Steve about the location of the new planned wall. Steve pointed out the location of the wall on the previous building plans. Commissioners Walker and Saks asked questions about the addition of step lights.

The Commissioners asked more questions regarding the number of step lights, the overall number of light fixtures that were eliminated, and what the wattage and amperage will be of the remaining lights. Steve responded to the Commissioners questions. Commissioner Saks shared he was still concerned regarding the number of exterior lights. Commissioner Saks questioned the need for the number of overhead lights on the upper level over the deck. Steve explained the function of those lights and noted the reduction in lights from the previous proposal.

Doug Clemens, landscape architect, reviewed the revised landscaping plan with the Commission. Doug discussed waiting until the home was framed in to determine the placement of the evergreens on the property. The Commission asked questions regarding the number of evergreens to be added. The Commission discussed the ability to go back and determine whether an addition of trees is needed following the approval of the application as suggested by Doug. Community Development Director Mark Hofman confirmed that the Commission would not have that ability following approval of the application.

#### **MOTION**

Commissioner O'Connor moved to approve Application No: DR2013-02, seconded by Commissioner Walker. All in favor, none opposed. The motion carried.

#### **5. New Business**

- A. [Pat McMahon for the Sun Valley Water & Sewer District; Public hearing and noticed site visit for a Zoning Map Amendment Application \(draft Ordinance No. 460\) proposing a rezone of Tax Lot 5998 from Outdoor Recreational \(OR-1\) to Public/Institution \(PI\) Zoning District for an associated Design Review application \(DR2013-09\) to construct a new reuse water booster pump structure. Location: Tax Lot 5998 \(RP04N180190040\); Elkhorn Road at Weyyakin Drive. Application No: ZMA 2013-01. \(The meeting will start at 9 am on site at Elkhorn Road and Weyyakin Drive before continuing to a site visit at 210 Sun Peak Drive for Item 5C below\)](#)

Community Development Director provided an overview of the three different Sun Valley Water and Sewer District applications currently in process with the City and their current status with the City. Rezone application and Design review in front of the Commission today. A public hearing for the Comprehensive Plan amendment is scheduled for the May 9<sup>th</sup> meeting.

Commissioner Walker disclosed that during a Sun Valley Elkhorn Association meeting she heard some of the application information previously but stated it does not have an impact on her ability to be objective.

Pat McMahon reviewed the details of the applications for the Commissioners. A discussion was held between the Commission, Community Development Director Mark Hofman, and City Attorney Adam King regarding the order in which the Comprehensive Plan amendment, Zoning Map amendment, and design review application should be handled.

Vice Chairman Provonsha opened the public hearing for both applications, items 5A and 5B.

Jim Leski made comments on behalf of property owners in the Weyyakin Phase 4 development. Jim shared that most comments seemed to be in favor of the pump and in the reuse of water, but that since the rezone would allow for development of industrial-type buildings, it might further the need for a closer look during the design review process.

There being no further comments, Vice Chairman Provonsha closed the public hearing.

Commissioner Walker noted that she had issue with the noise and the Comprehensive Plan change. She shared concerns over an industrial building in a residential neighborhood, and said there could be a better place for it. Commissioner Saks shared he had similar concerns. Commissioner Saks suggested the zoning issue and design review should be treated as two separate issues. Commissioner Walker disagreed that they were separate issues.

Pat addressed the noise concern with the Commission and discussed past abatement measures taken with other pump houses. Pat shared that abatement measures will be used to the best of their ability with this development. In regards to concerns about an industrial building being built in a residential setting, Pat shared the reasons why the building needed to be at that proposed site.

The Commission discussed with Pat the various options for noise abatement. Commissioner Saks raised questions regarding the drainage and vegetation of the site. The noise abatement discussion was continued. Commissioner Saks asked about the noise decibel level and whether there was anything addressing it in the code. Community Development Director Mark Hofman shared there was a noise ordinance within the City and shared what the ordinance addressed.

A lengthy discussion was held regarding whether the applications should be discussed and considered separately. The decision was made to move forward and consider the applications separately. Evan Robertson suggested they deal with the rezone, as it is a de minimis issue, and then have a more in-depth discussion with the design review to address the noise concerns. Community Development Director Mark Hofman shared the option to vote on the rezone issue and move the design review to a date certain of the May 9<sup>th</sup> meeting.

#### **MOTION**

Commissioner O'Connor moved to approve the Zoning Map Amendment, Application No: DR2013-09, recommending the City Council take into consideration all of the analysis and findings as provided by staff, seconded by Commissioner Saks.

Community Development Director Mark Hofman asked the Commission to clarify whether the motion meant they wanted to alter the finding regarding the contingency of the Comprehensive Plan amendment application. The Commission did not choose to alter this condition.

All voted in favor except Commissioner Walker, who voted no, stating her vote was due to the addition of noise from the pump house. The motion carried.

Community Development Director Mark Hofman recommended the Commission discuss the design review application in order to provide their concerns to the applicant so revisions could be made for the May 9<sup>th</sup> meeting. City Attorney Adam King recommended the public hearing on the application still be held and then opened again during the May 9<sup>th</sup> meeting.

**BREAK**

A lunch break was taken at 12:00 p.m.

The meeting was reconvened at 12:30 p.m.

- B. [Pat McMahon for Sun Valley Water & Sewer District \(SVW&SD\); Public hearing and noticed site visit for a Design Review Application proposing the construction of a new reuse water booster pump station building with associated site improvements. Location: An existing portion of land legally described as the Lane Ranch North Rezone in Ordinance No. 448, zoned Public/Institution \(P/I\) and listed as Parcel A on the Lane Ranch North Preliminary Plat, as well as Tax Lot 5998 owned by the SVW&SD; Elkhorn Road and Weyyakin Drive. Application No: DR2013-09. \(The meeting will start at 9 am on site at Elkhorn Road and Weyyakin Drive before continuing to a site visit at 210 Sun Peak Drive for Item 5C below\)](#)

Pat reviewed the building plans with the Commission and provided specific details regarding what generates noise with the pump system and what will be developed to abate the noise. A discussion was held regarding the location of the exhaust fan on the building and the direction of the noise.

A discussion was held regarding the location of the driveway to the development and the orientation of the building on the parcel to prevent the driveway from going directly into the building. Pat shared there was no specific reason why the driveway needed to go directly up to the building.

The Commission reviewed and discussed the public comment letters and the concerns presented. Pat shared that the exterior lighting would be motion activated. The Commission and Evan Robertson reviewed the concerns that had been discussed that needed to be addressed for the next meeting. Topics discussed included improvements to the Weyyakin entryway, location of the driveway, noise abatement, and decibel requirements. Pat shared concerns from his design engineer regarding changing the orientation of the building that would affect the location of the piping and possibly the elevation of the utilities.

## **MOTION**

Commissioner O'Connor moved to continue the discussion on Application No: DR2013-09 to a date certain of May 9, 2013, seconded by Commissioner Saks. All in favor, none opposed. The motion carried.

- C. Rune Martinson for Jeffery Skelton and Barbara Selbach; Public hearing and noticed site visit for a Design Review Application proposing the construction of a new 4,045 square foot, two-level single family dwelling with attached two-car garage and associated site improvements on an existing residential lot in the Rural Estate and Ranch (RA) Zoning District of the City of Sun Valley. Location: Lot 22, White Clouds Corrected PUD Subdivision; 210 Sun Peak Drive. Application No: DR2013-13. (A site visit will start at approx. 9:30 am on site at 210 Sun Peak Drive before returning to City Hall)

Vice Chairman opened the public hearing for the application. There being no public comment, he closed the public hearing.

Rune Martinson reviewed the building plans with the Commission. Bruce Hinkley, landscape architect, reviewed the landscaping plans. The Commission asked questions regarding the driveway material, the hillside cut-in, slope of the parcel, and water runoff. Commissioner Saks raised a concern regarding the lack of evergreens on the property.

## **MOTION**

Commissioner Walker moved to approve Application No: DR2013-13 and the findings of fact and conditions of approval, seconded by Commissioner O'Connor. All in favor, none opposed. The motion carried.

### **6. Discussion Items**

### **7. Adjourn**

There being no other business, Vice Chairman Provonsha adjourned the meeting at approximately 2:00 p.m.

### **Meeting Schedule:**

Thursday, May 9, 2013 at 9:00 a.m.

Thursday, May 23, 2013 meeting cancelled.

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APPROVED:

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Chairman Ken Herich

ATTEST:

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Hannah Stauts, City Clerk