

**DRAFT**

**Minutes of the Planning and Zoning Commission**

**April 24, 2014**

The Planning and Zoning Commission of the City of Sun Valley, Blaine County, State of Idaho, met in regular session in the Council Chambers of Sun Valley City Hall on April 24, 2014 at 10:00 a.m.

**1. Call To Order**

Chairman Ken Herich called the meeting to order at 9:55 a.m. following a site visit to 107 Fairway Road.

**Present:** Chairman Ken Herich, Commissioners Bill Boeger, Jake Provonsha, John O'Connor, and Margaret Walker.

**Absent:** None.

**Also Present:** Community Development Director Mark Hofman, Community Development Planning Technician and Associate Planner Isabel Lui, City Attorney Adam King, Building Official Eric Adams, City Clerk Hannah Stauts, Barry Coe, Jorunn Coe, Michael Bulls, Paul Stoops, Kris McGee, Ben Ledford, Nicholas Latham, Peter Hendricks, Bruce Fery, Tim Silva, Mark Gilbert, Kurt Eggers, Thad Blanton, Amanda Engee, Nancy Humphrey, and Karen Reinheimer.

**2. Public Comment**

None.

**3. Consent Agenda**

None.

**4. Continued Business**

- A. [Benjamin Ledford- Myers Anderson Architects, for Kristopher and Julia McGee; Site visit and public hearing for a Design Review application proposing the construction of a new 4,112 square foot, two-story single family dwelling with attached garage and associated site improvements on an existing lot in the Single-Family Residential \(RS-1\) Zoning District of the City of Sun Valley. Location: Lot 1 Lower Fairway Subdivision; 107 Fairway Road. Application No: DR 2014-09. \(9am site visit at the project address to begin the Commission's meeting\)](#)

Chairman Herich noted that this item was not 'continued business' but rather 'new business', which Community Development Director Mark Hofman confirmed.

Chairman Herich asked Hofman if there were any outstanding issues regarding the application. Hofman said there was nothing outside what has been included in the staff report and the questions raised at the site visit. Benjamin Ledford, project architect, presented the application details to the Commission. He reviewed the drainage plan, driveway materials, and landscape plan. Ledford pointed out that the mechanical equipment will be located inside the garage. Chairman Herich expressed concern about concealing certain types of flues.

The Commission asked questions regarding the exterior lighting on the property. Next, Ledford reviewed the planned staging area for contractor equipment and parking. Commissioner Provonsha asked about

the plans for grading and landscaping around the stream on the property. Ledford responded that the sod will go up close to the edge of the stream, and then will be seeded with natural native grasses.

A discussion was held regarding the 'seasonal stream' on the property. Hofman explained the City Code related to this type of stream and that due to its man-made orientation the riparian ordinance does not apply. The Commission encouraged the applicant to practice trout friendly practices and resist frequently mowing within 5 feet of the stream. Christopher Magee, property owner, confirmed that was their intent.

Chairman Herich opened the public hearing for comments.

Mark Gilbert, president of the New Villager Condominium Association, expressed concerns regarding erosion and erosion control. He requested that the slope be protected throughout the construction project. He also stated concerns about water runoff and culverts in the winter time and possible overflow issues.

A discussion was held regarding the origination of the water in question. Chairman Herich asked Tim Silva, Sun Valley Resort General Manager, regarding the head gate opening and what agreement could be figured out. Silva explained the issues surrounding winter runoff and said the company plans to pay closer attention to overflow issues. Ledford said he did not think that runoff from this property would slope toward the New Villagers. A discussion ensued regarding winter runoff issues.

Bob Youngman, neighboring property owner, expressed concern about water runoff from the proposed lots.

Hofman said that most culverts in the City are an encroachment on the City's right-of-way and are the responsibility of the homeowner to have them cleaned out. A discussion was held between Hofman and the Commission regarding runoff and the stream. The Commission concluded that the stream is a property rights issue and what to do with it is up to the property owner.

Chairman Herich requested a note be added to the grading plan to indicate that grading will be modified to drain toward the planned drywells. He also requested added language to construction management plan in regards to slope erosion control and restabilizing the slope following construction.

Bob Youngman asked about the height of the planned retaining wall. Ledford responded that it would be two to three feet tall. Youngman requested that the same decorative stone planned for the home be used for the retaining wall since the wall faces the New Villager condos.

There being no further public comment, Chairman Herich closed the public hearing.

Hofman provided a correction to the application. Where it states 'culture stone veneer' needs to be corrected to read 'real stone veneer'.

The Commission discussed the following additions to the Conditions of Approval: language to address concerns about drainage and erosion related to the creek in the front of the property; that flues be concealed in the chimney chase; that erosion control measures be required during construction and slopes re-vegetated and stabilized upon completion; and that the property be graded toward the dry wells.

## **MOTION**

Commissioner O'Connor moved to approve Application No. DR 2014-09 with the additions to the Conditions of Approval as discussed, seconded by Commission Walker. All were in favor, none opposed. The motion carried.

- B. [Ruscitto/Latham/Blanton Architectural, P.A. for Sun Valley Company; 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. Location: 1 Lodge Entry Lane; Sun Valley Resort. Application No: DR 2014-11. \(9:20 am site visit at the project address to begin the Commission's meeting\)](#)

Michael Bowles, project architect, presented the site plan to the Commission. Chairman Herich asked about the water line upgrades that have been discussed in the past with the property. Bowles responded that the new water line system has been approved and reviewed the improvements to the sewer lines and other utilities. He then reviewed the details of the utility improvements as they related to the Fire Department needs for access and hydrants.

Bowles discussed the overall project schedule for the entirety of the remodel project. Next, he reviewed the design plans for the pool, basement, spa area, and lodge rooms. Then he discussed the roof modification plans. The Commission asked questions regarding the mechanical equipment. Bowles indicated the location of the main mechanical building on the lodge grounds and discussed the noise levels of the equipment with the Commission.

Kurt Eggers, landscape architect, reviewed the site grading, drainage and landscaping plans.

Paul Stopes, lighting designer for the project, began to review the lighting plan for the project. The Commissioners asked questions regarding the type of lighting fixtures planned for the walkways and a discussion was held regarding past issues with the tall pole lights that had been installed throughout the property.

Nick Latham, architect, made a presentation regarding the exterior materials and colors.

Chairman Herich opened the public hearing for comments. There being no public comment, he closed the public hearing.

Chairman Herich polled the Commission regarding any ex-parte communications. None had occurred.

Latham said the closing of the Sun Valley Lodge will occur on September 3rd.

Hofman provided clarifications of the Findings of Fact and the importance of the compatibility and history of the property. He then reviewed the relevant sections of the City Code. Chairman Herich asked Hofman how the new spa addition is classified under the City Code. Hofman said it is considered an "accessory building".

Hofman explained what the Commission will need to consider regarding how the proposed application addresses workforce housing. The Commission discussed with staff elements of the application and their application to the City Code, such as building height, and sustainable energy and water use.

Commission discussed changes to the Findings of Facts and requested that the finding regarding compatibility with community character be changed to "recognizes and respects" to be in conformance with the proposed updates to the Comprehensive Plan. Regarding the discussion on the wording for special sites, King suggested that it read 'essential character of special sites should be preserved and protected'. Chairman Herich requested that the findings include somewhere that this approval in no way grants approval of existing lighting.

#### **MOTION**

Commissioner Boeger moved to approve Design Review Application No. DR 2014-11 with the modifications to the Findings of Fact and Conditions of Approval as stated, seconded by Commissioner Walker. All were in favor, none opposed. The motion carried.

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

None.

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

Chairman Herich decided that the Commission will not complete their discussion on the LUPAs of the Comprehensive Plan update discussion. The Commission discussed their availability to hold another meeting on the Comprehensive Plan. Herich will be available on the 8th, Bill and John will not be able to attend. 3 will be available.

The Commission began discussing the next step in the process for working through the Comprehensive Plan. A conversation was held regarding past issues and discussions about the Prospector LUPA. Nancy Humphrey, Steering Committee member, reflected the conversations that had been held among the committee regarding the Prospector LUPA. Huffman supported the Prospector single family dwellings in that LUPA.

The Commission agreed to meet on May 8th with the three Commissions that will be available. They will also keep the regular May 22<sup>nd</sup> meeting scheduled.

Karen Reinheimer made a comment regarding corrections to information she provided to the Commission in a previous meeting.

Commissioner Boeger left the meeting at 1:25 p.m.

Reinheimer continued and shared comments regarding the history of development plans for the Sun Valley area and the Sun Valley Resort master plan specifically.

Commissioner O'Connor left the meeting at 1:30 p.m.

Chairman Herich responded to Reinheimer's comments.

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

**MOTION**

Commissioner Walker moved to adjourn, seconded by Commissioner Provonsha. All were in favor, none opposed. The motion carried.

The meeting was adjourned at 1:33 p.m.

**MEETING SCHEDULE**

Regular meeting, May 8, 2014 at 9:00 a.m., Council Chambers  
Regular meeting, May 22, 2014 at 9:00 a.m., Council Chambers

\*\*\*\*\*

---

Ken Herich, Chairman

---

Hannah L. Stauts, City Clerk