

**DRAFT**  
**Minutes of the Planning and Zoning Commission**  
**March 10, 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 March 10, 2014 at 9:51 a.m.

**1. Call To Order**

Vice Chairman Provonsha reconvened the meeting at 9:51 a.m. following two site visits.

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

**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, Cindy Kay, Jim Ruscitto, Craig Lawrence, Brook Leiphart, Floyd Town, Keith Keim, Margot Silver, Susan Olmsted, Joan Swift, Tom Swift, and Doug Clemens.

**2. Public Comment**

**5. New Business**

- A. [Ruscitto/Latham/Blanton Architectural P.A. for Karen Pederson; Public hearing and noticed site visit for a Design Review Application for the construction of a new 4,679 square foot, two-story single family dwelling with attached 940 square foot garage and associated site improvements on an existing lot in the Single-Family Residential \(RS-1\) Zoning District. Location: Lot 59 June Day Subdivision; 712 Morning Star Road. Application No: DR 2014-02. \(9am site visit at the project address to begin the Commission's meeting\)](#)

Craig Lawrence, architect for the applicant, presented the plans for the application. Lawrence reviewed the landscape plan and exterior building materials. A discussion was held regarding the brand and style of the proposed shingle. Next, Lawrence reviewed the lighting plans. The Commissioners asked questions about the lighting for the terraces. Vice Chairman Provonsha expressed concern about the terrace lighting and asked whether the landscape plantings will shield the lighting. Lawrence reviewed the landscaping in relationship to the planned lighting. Commissioner Walker asked Lawrence to review the placement and orientation of the home on the lot. The Commission discussed the location of the home, the slope of the driveway, and proximity of the building to neighboring homes.

Vice Chairman Provonsha opened the public hearing for comments.

Margot Silver, a neighboring property owner, voiced concern about the impact of the development on her view corridor and property value.

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

The Commission discussed Ms. Silver's concerns. Community Development Director Mark Hofman reviewed for the Commission the criteria for determining the view impact of the development, such as the size and location of the home on the property, and then discussed the options for addressing the

view corridor. Vice Chairman Provonsha and Lawrence discussed the trees planned for the property and how they might mitigate the impact on the view corridor. The Commission determined there was nothing more that the applicant could do to further address the concern.

#### **MOTION**

Commissioner O'Connor moved to approve Design Review Application No: DR 2014-02, seconded by Commissioner Walker.

A discussion was held regarding the construction management plan. Hofman said it will be on file with the City.

All were in favor, none opposed. The motion carried.

- B. [Clemens Associates, Inc. for Diane C. Trimper; Public hearing and noticed site visit for a Design Review Application for the proposed construction of a new 5,390 square foot, two-story single family dwelling including attached garage with associated site improvements on an existing vacant residential lot in the Single-Family Residential \(RS-1\) Zoning District. Location: 105 Skyline Drive; Lot 26B Dollar Mountain Subdivision. Application No: DR 2014-03. \(9:15 am site visit at the project address to begin the Commission's meeting\)](#)

Doug Clemens, landscape architect for the applicant, presented the landscaping plans for the application. Commissioner O'Connor asked, in light of the current runoff issues, whether there was any chance there was a spring on the property. Clemens discussed where the current runoff is located and why he doesn't think it's coming from the subdivision. If a drainage issue does occur, Clemens said a dry well would be considered.

Clemens reviewed the plans for removal and additions of trees on the property. A discussion was held regarding the story poles on the site and the view corridors relating to the proposed development and neighboring properties.

Hofman stated there were two outstanding items that did not make it onto the plans that needed to be discussed to become part of the official record. The landscaping plans are missing existing trees in the drawings, meaning that they will be removed if the Commission approves the drawings as is. Also, one of the drawings did not include a proposed landing on the south east side of the home that would be approved with the application.

Floyd Town, architect for the applicant, presented the building plans. Town reviewed the exterior building materials for the Commission. Town reviewed the elevations and grade for the home. Next, Town went over the lighting plan and provided a sample of the glass for the surface mounted lights. Vice Chairman Provonsha expressed concern about the height of the proposed light fixtures that would be mounted on the porch posts to distribute light into the yard. A discussion was held regarding using recessed lighting instead. Town agreed and decided to remove the post light fixtures.

The Commission asked questions about the fireplace. Clemens said the outdoor fireplace material will either be lava or metal logs. The fireplace will have to be gas per the Fire Department and City Code. The interior fireplaces will all be located in the same place in the house and will share a flue.

Vice Chairman Provonsha opened the public hearing for comments. There being none, he closed the public hearing.

Vice Chairman Provonsha stated he would like an additional Condition of Approval to incorporate more landscape lighting and the removal of the exterior fixtures as discussed.

#### **MOTION**

Commissioner Walker moved to approve Design Review Application No: DR 2014-03 with Conditions of Approval and the additional condition regarding landscape lighting as discussed, seconded by Commissioner O'Connor. All were in favor, none opposed. The motion carried.

- C. [Brendan Connolly, AIA for the Community School; Public hearing for a Master Plan Development Application for a long term, multi-phase master development plan to meet the short and long term needs of the Community School at the existing Trail Creek Campus. Location: 1 Community School Drive, off Dollar Road. Application No: MPD 2014-01.](#)

Susan Olmsted presented the plans for the application and reviewed the site plan details. The Commission discussed with Olmsted the location of the existing buildings and where the new buildings and additions will be placed. A discussion was held regarding the new turnaround for Fire Department access.

Hofman stated that the decision before the Commission is to make a recommendation to Council regarding the Master Plan. The Commission asked questions regarding the parking plans. Olmsted discussed the parking analysis that had been conducted and the school's plans to help reduce the need for parking.

A discussion was held regarding the Sun Valley dam and whether there were any concerns regarding a flood. Hofman responded that it is not a concern as the dam is only utilized as a dam for three months of the year, and not during the high runoff period of the year.

Commissioner O'Connor requested that Hofman pull up the City's Land Use Planning Areas (LUPA's) to review which LUPA the Community School falls under. A discussion was held regarding the existing LUPA and the proposed changes under the Comprehensive Plan update. Hofman said that should the City Council approve the proposed Comprehensive Plan update, the school would no longer be in a LUPA. O'Connor asked if there were any plans for the school to expand into the adjacent area- the Horseman's Center. Hofman said that Sun Valley Company did not plan to sell any adjacent land so there would not be expansion into that area.

Olmsted reviewed the lighting plans and stated that the lighting will be minimal, shaded, and oriented downward. She said there will no longer be landscape feature lighting as was proposed in the plan materials.

Vice Chairman Provonsha opened the public hearing for comments.

Cindy Kay spoke on behalf of the Bosleys, owners of 103 Snowbrush. Kay explained the request of the Bosleys that the Community School adds screening between their property and the new building. A discussion was held regarding how the request could be addressed. Olmsted indicated on the design plans the location of the proposed outdoor area and the planned landscape plantings. A discussion was

held regarding the issue of cottonwood trees on the property and concerns about stability of the creek banks. Olmsted discussed plans for stream restoration and restabilization. She also expressed the intention to be sensitive to the neighbor's concerns and indicated where additional plantings would be located around the planned outdoor area. Kay said the planned landscaping as discussed would satisfy their concerns.

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

#### **MOTION**

Commissioner O'Connor moved to recommend approval of Master Plan Development Application No: MPD 2014-01 to the City Council, seconded by Commissioner Boeger. All were in favor, none opposed. The motion carried.

- D. [Brendan Connolly, AIA for the Community School; Public hearing for a Design Review Application for the proposed demolition of the existing 9,376 square foot Middle School building and construction of a new two-story 20,500 square foot Middle School building with related site and landscape improvements at the existing Trail Creek campus in the Public/Institutional \(PI\) Zoning District. Location: 1 Community School Drive, off Dollar Road. Application No: DR 2014-04.](#)

Olmsted provided a summary of the design review plans. A discussion was held again regarding the cottonwoods and landscaping plans. Olmsted took the Commission through the landscaping plans.

#### **MOTION**

Commissioner Boeger moved to approve Design Review Application No: DR 2014-04 as presented and conditioned in the draft Findings of Fact, seconded by Commissioner O'Connor. All were in favor, none opposed. The motion carried.

#### **3. [Consent Agenda](#)**

- A. [Draft Minutes from the Planning and Zoning Commission Meeting of January 23, 2014.](#)  
B. [Draft Minutes from the Planning and Zoning Commission Meeting of February 13, 2014.](#)  
C. [Draft Minutes from the Planning and Zoning Commission Meeting of February 25, 2014.](#)  
D. [Draft Minutes from the Planning and Zoning Commission Meeting of February 27, 2014.](#)

#### **MOTION**

Commissioner O'Connor moved to approve the meeting minutes as presented, seconded by Commissioner Walker. All were in favor, none opposed. The motion carried.

#### **4. [Continued Business](#)**

None.

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

The Commission and Hofman reviewed their upcoming meeting schedule. A Commission meeting to discuss the Comprehensive Plan update will be held on March 19<sup>th</sup>. The White Clouds application and site visit will be held on March 20<sup>th</sup>. The April 3<sup>rd</sup> meeting will revisit the Lane Meadows applications. Hofman said he will renotice the public hearing for Lane Meadows.

Commissioner Walker said she will be absent for the two March meetings.

The Commission discussed whether to hold the regularly scheduled planning meeting on April 24<sup>th</sup> and when to schedule a Comprehensive Plan update meeting in April. The Commission agreed to wait until the March 19<sup>th</sup> meeting to decide the future meeting dates.

7. [Adjourn](#)

**MOTION**

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

The meeting was adjourned at 12:25 p.m.

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Jake Provonsha, Vice Chairman

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Hannah L. Stauts, City Clerk