

DRAFT

Minutes of the Planning and Zoning Commission

August 21, 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 August 21, 2014 at 9:00 a.m.

1. Call To Order

Chairman Herich called the meeting to order at 9:01 a.m. and declared a quorum present.

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

Absent: None

Also Present: Community Development Director Mark Hofman, Planning Technician and Associate Planner Isabel Lui, City Attorney Adam King, City Clerk Alissa Weber, Thomas Rixon, Kurt Eggers, Greg Weld, Peter Hendricks, Marybeth Collins.

2. Public Comment

3. Consent Agenda

A. Draft Minutes from the Planning and Zoning Commission Meeting of May 8, 2014.

Chairman Herich had a question related to the May 8, 2014 minutes about the Weyyakin redesign. He questioned the current status of the lighting on the Chaparral. Mark Hofman said the applicant hasn't figured out a solution yet.

MOTION

Commissioner O'Connor moved to approve the minutes of May 8, 2014, seconded by Commissioner Walker. All were in favor, none opposed. The motion carried.

B. [Draft Minutes from the Planning and Zoning Commission Meeting of June 5, 2014.](#)

The Commission commented that the minutes are nicely done.

MOTION

Commissioner Boeger moved to approve the minutes of June 5, 2014, seconded by Commissioner Walker. All were in favor, none opposed. The motion carried.

C. [Draft Minutes from the Planning and Zoning Commission Meeting of July 17, 2014.](#)

The Commission discussed the level of detail captured in the July 17, 2014 minutes. Chairman Herich said the meeting was a unique situation that involved the Comprehensive Plan, where a lot of debates and dialogue took place. He thought it was appropriate to present that level of detail, though it does not apply to other meetings in general. Commissioner O'Connor said the presentation of the public comments in the minutes ensures everyone who spoke is on the record. This also serves as a good indication that the Commission did listen to the public. Isabel Lui said she cut down a lot of details, but given the controversy of the subject, she decided to keep the current level of detail.

MOTION

Commissioner Walker moved to approve the minutes of July 17, 2014, seconded by Commissioner Boeger. All were in favor, none opposed. The motion carried.

4. New Business

- A. Thomas B. Rixon, AIA for Greg and Gwen Weld; Public hearing for a Design Review Application proposing construction of a new 8,065 square foot single family dwelling with an attached garage and associated site improvements on a residential lot in the Rural Estate and Ranch (RA) Zoning District of the City of Sun Valley. Location: 316 Diamond Back Road; Lot 8A White Clouds Corrected PUD Subdivision. Application No: DR 2014-22.

Mark Hofman gave an overview of the proposed project and said the current proposal would supersede the previous one that was submitted for the Commission's review last year. Hofman said no public comments were received, except one from Susan Tucker who is concerned about access and impact during construction.

Thomas Rixon, architect for the applicant, presented the plan. The presentation covered slope analysis, utilities location, distribution of living spaces, driveway grade, main-level floor plan and lighting plan. The lightings are mostly down light and shielded with a few up-lightings for ambience, which are allowed under the code. The Commission held a brief discussion on the lighting plan, with focus on the different levels of the architectural design and the landscape. Greg Weld, owner of the proposed project, said his intent for lighting is not to see the source of the light.

Commissioner O'Connor asked how the entrance is going to be drained. Rixon pointed to a natural swell on the project plan and said it will be captured at the top and a dry stream bed will be created for the landscape and water will be piped around the house and then go to the drainage system via the culvert. Rixon also explained the drainage plan for the seasonal flow. He showed the image of the retaining wall and explained it will be changed to boulder landscaping to allow pockets for drainage.

Rixon explained the heating system, the snow melt plan and snow storage.

Rixon presented the roof plan. The roof material is asphalt and metal, with snow clips and gutters. The design meets the requirement of the Fire Department.

Rixon presented the location of the fireplace, chimneys and kitchen exhaust. All boiler vents will be in a chase going up to an enclosure.

Rixon said the construction will mainly use natural material. He also described the elevation and height of the building. He said overall it will appear more like a one-story building.

Chairman Herich commented that the record grade presented in Section B Sheet 5 is misleading. Rixon clarified that the existing grade is lower than record grade. The finished grade will be 35 feet. Rixon presented the different building sections and their respective grades. He said overall the design of the house follows the contour.

Rixon presented the illustration of the design, explained the materials to be used for the exterior and said it will blend in with the hillside.

Kurt Eggers presented the landscape concept, as well as the design of the address monument and the lighting. Eggers talked about the grading plan and showed pictures of the rendering from his past landscaping jobs and catalogue.

Commissioner O'Connor asked about the watering plan. Eggers said there is limited watering and drip irrigation will be used for the trees.

Kurt Eggers presented the lighting plan.

Chairman Herich opened the public hearing for comments. Hearing no comment, Chairman Herich closed the public hearing.

Chairman Herich said he did not see mention of the proposed lighting plan complying with the City Ordinance in the draft findings of fact. Mark Hofman said the required Findings #1 and #2 should cover it. Chairman Herich said we need to make it more specific because there will be up and down lighting and the Commission has the jurisdiction to allow the exceptions. He would like to see it written specifically under the findings. Mark Hofman said he would integrate this into Finding #1.

MOTION

Commissioner Provonsha moved to approve Design Review Application No. DR 2014-22 with the inclusion of additional wording in the lighting finding, seconded by Commissioner Boeger. All were in favor, none opposed. The motion carried.

5. Continued Business

6. Discussion Items

The Commission had a brief discussion on the design and material for a chimney of a new home on Fairway Road.

Mark Hofman said there are currently no agenda items for the September 25, 2014 meeting. The next meeting is scheduled for September 11, 2014 with two items on the agenda. The Commission had a brief discussion on the appeal process for the Elkhorn Springs paired town homes application.

7. Adjourn

MOTION

Commissioner O'Connor moved to adjourn, seconded by Commissioner Boeger.

The meeting was adjourned at 9:53 a.m.

Meeting Schedule:

Regular Meeting at 9:00 a.m. on Thursday, September 11, 2014.

Regular Meeting at 9:00 a.m. on Thursday, September 25, 2014. (TBD)

Ken Herich, Chairman

Isabel Lui, Planning Technician / Associate Planner