

DRAFT
Minutes of the Planning and Zoning Commission
February 21, 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 21st day of February, 2013. The meeting started at 9:00 a.m. on site at Lot 1 Lane Ranch Subdivision before returning to City Hall.

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

Absent: None.

Also Present: Community Development Director Mark Hofman, Community Development Planning Technician and Associate Planner Isabel Lui, Building Official Eric Adams, City Attorney Adam King, City Clerk Hannah Stauts, Doug Clemens, Chase Gouley, Steve Cook, and Rob Briar.

1. Call To Order

Chairman Herich called the meeting to order at 9:43 a.m. following the site visit to the Mercer property.

2. Public Comment

There were no comments.

4. New Business

- A. Steve Cook for Elliott and Joanne Mercer; Public hearing and noticed site visit 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. Location: Lot 1, Lane Ranch Subdivision-Phase I; #1 Lane Creek Road. Application No: DR2013-02. (The meeting will start at 9 am on site at #1 Lane Creek Road before returning to City Hall)

Steve Cook, project architect, provided an overview to the Commission of the project plans and the interior layout of the residence.

Steve described the roofing plans. Commissioners asked questions regarding various aspects of the roof and its slope design. Commissioners asked questions regarding the design of the roof and how it will handle snow. Steve showed the roofing plans, discussed the design and answered more questions about how it would handle snow and ice.

Commissioner Provonsha asked a question regarding the exterior lighting. Steve responded by taking the Commission through the lighting plans for the project. Commissioner Provonsha noted that soffit lighting with a roof that pitches upward with traffic directly under it causes an issue. Steve agreed with his concern and described the steps he has taken to ensure that the LED lights used are the best for the angling needed for the proposed locations on the residence.

Commissioner Provonsha said he would like to see the additional work to ensure the lighting angle is resolved as a condition of approval for the application.

Steve drew on the plans what he proposed as an alternative for the Commission. The Commissioners asked more questions relating to the exterior lighting and how it would meet the dark sky ordinance. Steve shared options such as additional shielding to lessen lighting further. Commissioner Saks agreed with Commissioner Provonsha's comment that such an addition ought to be a condition on the application. Steve understood their concerns, and said both he and the owners are prepared to have that as a condition.

Steve continued to describe the remaining lighting for the residence. A question was asked regarding the difference between lighting materials and how many soffit lights were planned in total. Steve counted fifteen soffit lights. The Commissioners discussed the number of soffit lights they could see on the plans. Chairman Herich asked if there was a lighting control system. Steve said yes, there was. Chairman Herich shared concern for the programming of lighting systems and absentee homeowners leaving them on when not in town. There was a discussion regarding how the dark skies ordinance is enforced.

A detailed discussion continued regarding the type and number of exterior lights. The Commissioners discussed which of the proposed lighting they felt was unnecessary and could be removed. There was a suggestion to have the upper and lower level lighting on different systems. Mark agreed with this idea.

Chairman Herich asked the Commission what could be put on paper. Mark reiterated their discussion regarding 1) shielding lights, and 2) two different switches to control different sets of lights.

Steve suggested the Commission do as Ketchum does and say that the lighting plan must meet the dark skies ordinance. Commissioners and Mark did not feel comfortable with this suggestion. There was a continued discussion of the lights the Commissioner would like eliminated and what the lighting switch plans should be.

Steve shared with the Commission the parking plan for the project, where equipment and top soiling piling would be located.

Doug Clemens, landscape architect, began to discuss the landscaping and grading plan and then stepped out to grab a copy of the plans. Steve stepped in to show the construction mitigation plans. Steve discussed the general code requirements, such as height and setbacks and Mark noted he feel comfortable this meets all of them. Mark said he was comfortable with his understanding with what the Commission had described as their desires.

Commissioner Saks asked questions about the need for parking out on the street, and the discussion returned to the grading plan. Doug reviewed the grading plan and access to the garages. Next, Doug shared the plans for landscaping.

Commissioner Saks shared his concern for the absence of any evergreens and that the property would in essence be unshielded for a large portion of the year. He noted he would like to see some feature trees on the property to mitigate this concern. Other Commissioners said they did not think they should be dictating the landscaping materials. Further discussion was held among the Commissioners regarding the exposure and visibility of the property and the concern for screening.

Doug pointed out the drainage plan for the property.

The Commission discussed the setback requirements and it was determined that the size of the deck as proposed did not meet the required setback. Mark and Adam provided input as to their reading of the code relevant to the deck overhang. The Commission and staff reviewed the current ordinance and code relating to setbacks. Mark summarized that there seemed to be two issues that needed to be addressed, the deck setback and screening.

The discussion returned to screening and lighting of the property.

Steve responded with the Mercer's perspective and concern regarding overgrowth on the property. He also noted his feeling that Doug's plans do create some softening on parts of the property. Commissioner Provonsha shared he felt there could be work done to meet both the concern of the Mercer's and of the Commission. Adam shared a portion of the code regarding the purpose of landscaping to screen properties.

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

Adam and the Commission discussed what their options were with the application and their outstanding concerns. Chairman Herich discussed the options the Commission had and discussed possible meeting dates if they were to delay a decision on the application until a date certain.

MOTION

Commissioner Provonsha moved to continue Application No: DR2013-02 to the March 14th meeting, seconded by Commissioner O'Connor. All in favor, none opposed. The motion carried.

Chairman Herich called a five minute recess

BREAK

Chairman Herich reconvened the meeting.

B. Chase Gouley for Brad and Kirsten Cleveland; Public hearing for a Design Review Application proposing new rear yard landscaping and patio area improvements associated with an existing single-family dwelling within the Single-Family Residential (RS-1) Zoning District. Location: Lot 7, Back of Dollar Subdivision; #112 Baldy View Lane. Application No: DR2013-03.

Mark started out by explaining that this type of application would normally be handled administratively but the notes on the plat and a few other issues required it to be placed in front of the Commission. Chairman Herich asked a question regarding the staff report and the development standards and things to consider. Mark said the City code does not have any set standards or regulations for this avalanche zone, so he developed some proposed ideas for the Commission. Mark suggested selectively using Ketchum's code and applying it as conditions of approval.

Chase Gouley introduced himself to the Commission and provided an overview of the application.

Commissioner Saks asked questions regarding the number of walls in the plans. Chase pointed out the planned walls for the project and took the Commission through the grading plan to illustrate the different heights of the planned walls.

Commissioner O'Connor asked about the winter use of the space. Chase said the owners do not intend to use it outside of the summer. Chairman Herich suggested they craft some conditions of approval regarding use in the avalanche season. Commissioner Saks pointed out the disclaimers already said it was not for winter use. Chase said the walls would be built to the blue avalanche zone standards.

There was a discussion held regarding liability and concerns of how to approve the application in regards to the disclaimer. Adam made a comment about recording documents and making sure the City handles having them recorded and suggested adding wording to expand who would be included in the release. Mark shared with the Commission the note on the property plat. Adam said the recorded plat legally puts everyone on notice of things like this.

Chairman Herich took the Commission through each bulleted item of the requirements and stated he did not feel the application needed an engineering stamp. Chairman Herich asked Adam for his suggested revisions to the proposed acknowledgement statement. Adam stepped the Commission through his additions. Chairman Herich suggested adding a reference to the original building permit, and Adam agreed.

There was a discussion held regarding the enforceability of the renting portion of the acknowledgement. The Commission agreed to remove that section along with the following two bullet items. There was a discussion regarding the warnings and disclaimer of safety. Mark pointed out that they are not really conditions. The Commission agreed and Mark said he would include them in the approval, rather than as conditions.

Chairman Herich opened the public comment period. There being none, he closed the comment period.

MOTION

Commissioner Walker moved that Application No: DR2013-03 be approved with the rewrite of the findings of fact as discussed, seconded by Commissioner O'Connor. All in favor, none opposed. The motion carried.

Adam said the applicant does not need to do anything else, rather Mark needs to prepare the findings. There was a question of whether another formal action was needed by the Commission, or whether Mark could move forward on his own. This would not hold up the applicant. Chairman Herich said to go ahead and put the findings in front of them on the 14th. Mark said the conditions would be officially adopted on the 14th. Eric said they will need a building permit.

3. Consent Agenda

A. Draft Minutes from the Planning and Zoning Commission Meeting of January 24, 2013.

There was a brief discussion regarding the meeting minutes style and what degree of information the Commission felt necessary for the minutes. Commissioners felt discussion details relating to the exterior of the building to be more important to capture. The Commissioners felt anecdotal questions about the interior of the building are not necessary for the minutes.

MOTION

Commissioner O'Connor moved to approve the minutes, seconded by Commissioner Saks.

Chairman Herich made a correction on the minutes to change 'grand' beams to 'grade'.

All in favor, none opposed. The motion carried.

5. Continued Business

There was none.

6. Discussion Items

Mark discussed the upcoming meeting schedule with the Commission. The March 7th and 28th meetings were cancelled, and one meeting was scheduled for March 14th. Mark noted there would be three items on the agenda for the 14th and would include a site visit for the White Clouds application.

7. Adjourn

MOTION

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

Chairman Herich declared the meeting adjourned at approximately 11:00 a.m.

Meeting Schedule:

Thursday, March 14th, 2013 at 9:00 a.m.

APPROVED:

Chairman Ken Herich

ATTEST:

Hannah Stauts, City Clerk