

DRAFT
Minutes of the Planning and Zoning Commission

January 24, 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 24th day of January, 2013. The meeting started at 9:00 a.m. on site at Lot 3 Back Pay Way before returning to City Hall.

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

Absent: Chairman 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, Janet Jarvis, Rob King, Jason McLhaney, Chuck Hershaw, Pat McMahan, and Bill Nagel.

1. Call To Order

Commissioner Jake Provonsha called the meeting to order at 9:30 a.m. and noted Chairman Ken Herich was absent, but a quorum was present in order to conduct business.

2. Public Comment

There were no comments.

3. Consent Agenda

- A. Draft Minutes from the Planning and Zoning Commission Meeting of December 20, 2012.

MOTION

Commissioner John O'Connor moved to approve, seconded by Commissioner Keith Saks. Commissioner Margaret Walker abstained since she was absent for the December 20 meeting. Three voted in favor, one abstained, none opposed; the motion carried.

4. New Business

- A. The Jarvis Group for David and Sherri Luhr; Public hearing and noticed site visit for a Design Review Application proposing the construction of a new 5,804 square foot single family residence on an existing residential lot. Location: Lot 3 Back Pay Way Subdivision; #8 Back Pay Way. Application No: DR2013-01.

Project architect Janet Jarvis introduced landscape architect Rob King to the Commission to review the plans, with particular attention to the landscaping features. Rob oriented the Commission to the property layout and the location of the adjacent properties. Rob went through the plans to describe the planned landscaping layout.

Next, Rob reviewed the location of the water and sewer installations and necessary changes to the existing system that were planned. Rob discussed the grading plan for the property. Commissioner

Provonsha asked questions regarding the grading plan, retaining walls, and sight walls. Rob and Mark Hofman provided answers and described the material intended for the walls.

Commissioner O'Connor asked a question regarding drainage on the property. Rob responded demonstrating where current drainage goes across the property and where a French drain system will be installed. Commissioner Provonsha asked where the access to the spa will be located, and Rob pointed the access out on the plans. Commissioner O'Connor asked about the crawl space for the home. Janet shared that the house is built on alluvial fill, and will be on piers.

Rob addressed more of the landscaping plans. Commissioner Provonsha asked a question regarding the property line, which Rob answered. Commissioners O'Connor and Provonsha had questions relating to the landscaping trees and how they may impact the view corridor for adjacent properties. Rob responded that no, the trees would not outgrow those that are currently located on the property and shared the height and tree description information from the plans to their satisfaction. Rob discussed the slope analysis and Commissioner O'Connor asked about the steep grade of the road. Rob confirmed it was accurate. Mark pointed out that the grade was due to the time period in which the property was constructed, and that the grade would no longer meet code if constructed today.

Rob began to discuss the construction management plan. Mark shared that the staging area used on Lot #4 could be the same for this project. Commissioner Provonsha noted that it seemed like one project would be wrapping up as another started and asked whether there would be concern about the number of cars. Mark said he thought it would be okay, until Lot #5 and 6 came forward.

Rob then shared the property staking plan.

Commissioner Provonsha asked if there were any more questions for Rob. There were none.

Janet introduced a rendering of the property and depictions of the exterior of the home. Janet said the materials would be stone board and bat siding and shingles. Janet shared the new type of shingles, which were a composite material. The project will use the composite shingles on the siding as well as for the lower roof materials.

Commissioner Saks asked a question regarding the roof material, stating he wanted to make sure it did not look like an old shed roof. Janet stated the color of the roofing material is a flat grey color and does not shine. Mark said that the use of 'natural' means it will be more earth tone. Janet continued reviewing the exterior materials. Commissioner Saks asked a question regarding the consistency of materials throughout the exterior of the property, which Janet answered.

Commissioner Provonsha asked if there were any other questions. There were none. There were no questions from the audience either.

Commissioner Saks had questions regarding the exterior lighting and was concerned about the use of clear incandescent bulbs. Mark said the plans fulfilled the dark sky ordinance, since the inner element is more obscuring. The lights have clear glass on the exterior of the element, and they can have a second layer as clear glass.

Commissioner O'Connor asked what the heating system was. Janet said it was a boiler system with fan coil units in the lower level of the home. Commissioner Saks asked what the access to the crawl space will be. Janet replied there were no footings, but piers with grand beams.

Commissioner Provonsha asked the Commission if, based on findings of fact and conclusions, they were ready for a motion. Commissioner Walker asked what ladder fuels were. Mark shared that ladder fuels are in regards to fire fuels. Commissioner Walker questioned if this was normal. Mark replied that it was normal in the planning world and that it makes it safer and looks aesthetically pleasing, too. Commissioner O'Connor asked where the fire hydrant was located. A gentleman from the audience answered that it was on the other side of the road.

MOTION

Commissioner O'Connor moved to approve the review Application No: DR2013-01 as submitted based on the conditions of approval as presented by staff. Commissioner Walker seconded. All in favor, none opposed. The motion carried.

5. Continued Business

There was none.

6. Discussion Items

A. Sun Valley Water & Sewer District 2013 planned construction activity update by Pat McMahon.

Pat McMahon with the Sun Valley Water and Sewer District presented the Commission with an update on the District's construction projects. Pat shared that the project he was presenting them was part of the 2007 bond. The District plans to have an aggressive construction schedule this summer. Pat provided an overview of the reuse line project that will go through Lane Ranch North property and what the various phases of the project are.

Commissioner Provonsha asked Pat to describe the plans for the booster pump station and what it will look like. Pat described the size and appearance of the booster station and the drinking water reservoir, which will look similar to the White Clouds reservoir and will not be visible from anywhere else in town.

Commissioner O'Connor asked a few questions about timing for the water to be in available in the reservoir. Pat responded that it will be available next summer, but he does not think they will use it until 2014. Commissioner O'Connor asked Pat to explain the planned use of the water. Pat described the shared plan for the water lines. Commissioner Provonsha asked a question regarding the drawings depicting the view of the domestic water pump house, to which Pat noted the drawing is a preliminary design. Commissioner Provonsha asked if the structure would be built into the grade. Pat said it would not. Mark shared the road at that location is already max graded, which is why the site itself is chosen, in addition to the fact it cannot be seen very much.

City Attorney Adam King asked a question regarding the storage tank and where access will be. Pat said it would be accessed from both sides. Mark reminded the Commission that there are still four main elements related to the project still to be submitted. Over the next few months there will be a series of design reviews, some of which can be done administratively. Commissioner Walker asked whether the redesign and rebuild would be an administrative decision. Mark replied yes, and that they are working on a design.

Commissioner Provonsha asked if there were any other questions for Pat. There were none.

The Commissioners discussed their schedules for the next few meetings with Mark. There was a suggestion to cancel the regular meeting of February 7th, as there are no new design reviews. Mark said the Mercer project house will be on for February 21st at Lot #1 Lane Ranch and they will start with a site

visit. All Commissioners said they will be available. Commissioner O'Connor shared his absences for March. He will be available for the March 7th meeting.

7. Adjourn

MOTION

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

Commissioner Provonsha declared the meeting adjourned at approximately 11:00 a.m.

Meeting Schedule:

Thursday, February 21, 2013 at 9:00 a.m.

APPROVED:

Vice Chairman Jake Provonsha

ATTEST:

Hannah Stauts, City Clerk