

**DRAFT**  
**Minutes of the Planning and Zoning Commission**  
**July 11, 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 11<sup>th</sup> day of July 2013.

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

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, Tom Praggastis, Peter Hendricks, Bill Nagel, Wally Huffman, Pat McMahon, Pete O'Neil, and Evan Robertson.

**1. Call To Order**

Vice Chairman Provonsha called the meeting to order at 9:01 a.m.

**2. Public Comment**

There were no comments.

**3. Consent Agenda**

There were not items before the Commission for the consent agenda.

**4. New Business**

- A. Pat McMahon for the Sun Valley Water & Sewer District; Public hearing for a Design Review Application proposing construction of a new domestic water reservoir tank on property within the Public Institutional (PI) Zoning District. Location: Lot B of the Lane Ranch North Subdivision Preliminary Plat; Pete's Lane, accessed from Elkhorn Road. Application No: DR 2013-20.

Sun Valley Water and Sewer District General Manager Pat McMahon provided a brief explanation of the application. Commissioner O'Connor asked who would be serviced by the proposed water tank. McMahon responded that the primary service of the tank will be to Lane Ranch properties. The Commission asked questions regarding the vegetation plan for the property. Commissioner Saks said he would like to see a condition that the original vegetation be restored and include a sufficient amount of trees to the satisfaction of the Community Development Director. Community Development Director Mark Hofman discussed the adjacent properties that would be affected by the vegetation of the water tank property. Hofman and the Commission discussed the Commission's ability to require a condition for vegetation and trees.

The Commission asked additional questions regarding the color of the concrete tank, and the grade of the property surrounding the tank. McMahon responded that the tank would be grey concrete in color, and described the grading plans for the application. McMahon stated that a landscaping plan would be developed later on.

Sun Valley resident Pete O'Neil said once the tank is installed he would like to weigh in on the property again.

**MOTION**

Commissioner O'Connor moved to recommend to the City Council approval of Application No: DR 2013-

20, with the addition to Conditions of Approval that the property be re-vegetated, and that the final decision on the screening and landscaping be left to the Community Development Director, seconded by Commissioner Saks. All in favor, none opposed. The motion carried.

- B. Wally Huffman for Sun Valley Company and Tom Praggastis for Edmund and Carol Dumke; Public hearing for draft Ordinance No. 462 proposing vacation of a segment of public street right of way by the City of Sun Valley for an unimproved portion of the Prospector Road public right-of-way north of the Fischer and Reuther Subdivision, as platted within the Prospector Subdivision No. 2. Location: Northerly terminus of Prospector Road, accessed from Fairway Road. The Planning and Zoning Commission will make a recommendation to the City Council on Draft Ordinance No. 462.

Hofman provided a historical background of the application to the Commission. The Commission discussed with Hofman the location of the property and the proposed vacation. The Commission asked several questions regarding the impact of the vacation to future access to currently undeveloped Lots 5 and 6. Vice Chairman Provonsha asked City Attorney Adam King whether there was any concern about taking away public access. King discussed options for handling their concerns regarding potential future access to those properties.

Tom Praggastis, representing Edmund and Carol Dumke, shared the background of the property and explained the intent of the application.

Commissioner Saks expressed the concern about 'land locking' the Lot 5 and 6. Hofman discussed the ownership of the lots and how future access of the properties beyond the vacation could be handled. King recommended the addition of another "whereas" to the draft ordinance to address the future access concern. King proposed the wording "whereas a private access road is contemplated in the future over the real property vacated herein" be added to Exhibit PZB of the draft ordinance. Commissioner Saks asked if there was any detriment to the City with this action. Hofman responded that the only concern was related to the Street Department and snow removal. King said the City would actually be lessening their liability by vacating the unmaintained road. The Commissioners held a lengthy discussion regarding snow removal and fire access and turnaround requirements.

Wally Huffman, for Sun Valley Company, urged the Commission to make the zoning residential in their recommendation. The Commissioners discussed with Hofman what the new zoning designation would be.

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

#### **MOTION**

Commissioner O'Connor moved to recommend to the City Council approval of draft Ordinance No. 462, with the recommendation to vacate the property and rezone it from OR-1 to RS and to include the whereas as stated by the attorney to Exhibit B, seconded by Commissioner Saks. All those in favor, none opposed. The motion carried.

- C. 5 GL, LLC (Mary McCaw, Member); Public hearing for a Zone Map Amendment Application (draft Ordinance No. 463) proposing a rezone of a portion of the property commonly known as the McCaw property, adjacent to the Sun Valley Golf Course, from the Outdoor Recreational (OR-1) Zoning District to the Recreation (REC) Zoning District. Location: Parcel B of Tax Lot 6577; 5 Golf Lane. Application No: REZ 2013-02. The Planning and Zoning Commission will make a

recommendation to the City Council on Draft Ordinance No. 463.

Hofman provided an overview of the proposal. The Commission asked questions and discussed the need and intent of the proposal. Hofman explained the allowed uses for a recreation- zoned parcel. Commissioner O'Connor recommended that staff provide a blow-up of the map or some other visual image that offers a better orientation of the property for the City Council.

Vice Chairman Provonsha opened the public hearing for comments. There being no comments, he closed the public hearing.

**MOTION**

Commissioner Saks moved to recommend to the City Council approval of Application No: REZ 2013-02, to adopt the Findings of Fact as prepared by staff and to adopt the proposed Ordinance No. 463, seconded by Commissioner Walker. All those in favor, none opposed. The motion carried.

**5. Continued Business**

None.

**6. Discussion Items**

Hofman discussed the items that would be before the Commission at the next meeting. The location of the site visit for July 25<sup>th</sup> will be Meadowridge Road.

**7. Adjourn**

**MOTION**

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

The meeting was adjourned at 10:29 a.m.

**Meeting Schedule:**

July 25, 2013 at 9:00 a.m.

August 15, 2013 at 9:00 a.m.

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APPROVED:

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Vice Chairman Jake Provonsha

ATTEST:

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Hannah Stauts, City Clerk