

DRAFT
Minutes of the Planning and Zoning Commission

March 14, 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 14th day of March, 2013. The meeting started at 9:00 a.m. on site at 208 Sun Peak Drive before returning to City Hall.

Present: Chairman 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, City Attorney Adam King, City Clerk Hannah Stauts, Mike Jones, Jay Sfingi, Josh Shetler, Kurt Eggers, Jim Ruscitto, Steve Cook, Doug Clemens, and Chase Gouley.

1. Call To Order

Chairman Herich called the meeting to order at 9:29 a.m. following the site visit and declared a quorum was present in order to conduct business.

2. Public Comment

There were no comments.

3. Consent Agenda

There were no meeting minutes provided. Two sets of meeting minutes will be before the Commission at the next regular meeting.

4. New Business

- A. Jim Ruscitto, AIA for Peter Beck; Public hearing and noticed site visit for a Design Review Application proposing the construction of a new 5,505 square foot, two-story single family dwelling with attached 880 square foot garage and associated site improvements on an existing residential lot in the Rural Estate and Ranch (RA) Zoning District of the City of Sun Valley. Location: Lot 23A, White Clouds Corrected PUD Subdivision; 208 Sun Peak Drive. Application No: DR2013-07. (The meeting will start at 9 am on site at 208 Sun Peak Drive before returning to City Hall)

Jim Ruscitto reviewed what was discussed with the Commission at the site visit, presented the grading plan for the property, and reviewed the house renderings for the Commission.

Commissioner Provonsha asked a question about the exterior and soffit lighting. Jim shared there was minimal soffit lighting.

Kurt Eggers, landscape architect, provided a review for the Commission of the property drainage and landscaping plans. Kurt responded to questions from the Commissioners regarding specifics for the

grading plan and for the driveway in particular. Further discussion was held regarding the grading plan and ongoing conversations with the Sun Valley Fire Department to address issues with the turn around. Jim stated that they are in discussions with the Fire Department to address their concerns, and that there is a condition added to the plat regarding the assess design.

Chairman Herich asked Community Development Director Mark Hofman whether the application included a finding that substantially complies with the hillside ordinance. Mark responded that lots were designed to be perched as high as they could and certain intrusions are allowed. He said the Commission could make a finding that it is not consistent with the PUD and discussed what the options were for the Commission on that issue. Mark stated, however, that he felt it was in compliance and reviewed where the findings addressed the concern discussed.

Commissioner Saks shared concern regarding the steep slope behind the home and questioned whether there was an avalanche zone issue, or if there was a need for a retaining wall. Jim responded that it did not.

Chairman Herich asked a question regarding plans for concealing the utilities and similar items on the exterior of the residence.

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

MOTION

Commissioner Provonsha moved to approve design review Application No: DR2013-07 subject to the findings or fact and conclusions and conditions of approval as presented by staff, seconded by Commissioner Walker. All in favor, none opposed. The motion carried.

Chairman Herich called from a five minute break.

BREAK

Chairman Herich reconvened the meeting.

5. Continued 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. (Continued date certain from the February 21, 2013 meeting)**

Steve Cook took the Commission through the changes in the plans that were made from the previous meeting in order to get the deck in compliance with the setback requirements. Next, Steve reviewed the changes in the lighting plan. Commissioner Saks said he was still very concerned about the total amount of exterior lighting. There was a lengthy discussion between Steve and the Commission regarding the lighting plan and concerns over it being too much lighting and the potential impacts to the

neighbors. Commissioners shared their concerns over the proposed lighting and discussed how to resolve the issue.

There was a consensus amongst the Commissioners that they did not want to hold the project up, but that they did not feel comfortable with trying to solve the lighting plan at the meeting. Mark suggested the Commission approve the plan with pending approval of a lighting plan prior to the Commission issuing a building permit.

The Commission moved on to discussing the meters enclosure and requested that the electric meter be enclosed.

Doug Clemens, landscape architect, presented the Commission with the revised landscaping plan. Doug suggested the Commission hold off on requiring more evergreens be added to the plans until the development of the house so the Commission could see the landscaping from the inside out. Commissioner Saks shared his feeling that now was the time to address these issues. Commissioners Provonsha and Herich shared additional concerns regarding the revised landscaping plan. Doug shared that he was still resistance to adding landscaping now.

Chairman Herich said he was not comfortable with the idea of Doug coming back later and requested that Doug propose something that meets their concerns for softening the house. Steve asked if they could get both the lighting and landscaping concerns as a condition for building permit approval. The Commission agreed that a condition prior to building permit is okay.

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

The Commission discussed with Mark additional conditions for the application. Mark shared a draft condition for the Commission and the Commission worked through wording for a mechanical electrical enclosure, landscape relief, and the lighting plan. There was a discussion regarding the timing needed for the applicant to return to the Commission for a building permit given their desired building timeline. Mark said for a building permit to be approved in a month, he would need everything by the end of March.

City Attorney Adam King advised a motion for conditional approval and one for moving approval to a date certain.

MOTION

Commissioner Provonsha moved to provide conditional approval of Application No: DR2013-02 based on based on findings of fact, conclusions of law and conditions of approval and the addition of numbers 12, 13, and 14, seconded by Margaret Walker.

Commissioner Provonsha moved to amend his motion to reflect the minor revision to condition 8 that indicated the number of sheets stamped on the final plan which should reflect a total of 14 sheets. Commissioner Walker agreed to the change as the seconder.

All in favor, none opposed. The motion carried.

MOTION

Commissioner Saks moved to continue the hearing for Application No: DR2013-02 until a date certain of April 25th for consideration of the application conditions, seconded by Commissioner Walker.

All in favor, none opposed. The motion carried.

- 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. (Continued date certain from the February 21, 2013 meeting)

Chairman Herich asked Commissioner Provonsha to take over the meeting as he had to leave.

A discussion was held between the Commissioners and Chase Gouley, representing the Cleveland's, as to how they could address not allowing winter use of the area. An addendum to the deed was discussed. City Attorney Adam King said that the addendum should be stricken, and that authorizing the City to record it would be sufficient. Commissioner Saks stated his preference would be to have it read that it be recorded with the County Recorder.

MOTION

Commissioner Walker moved to approve Application No: DR2013-03 and findings of fact, as amended, seconded by Commissioner Saks. All in favor, none opposed. The motion carried.

6. Discussion Items

Mark informed the Commission there will be two sets of meeting minutes to approve at the April 11th meeting, and the application for the building envelope on the White Clouds development. Mark suggested the Commission keep both meetings in April as scheduled.

7. Adjourn**MOTION**

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

Chairman Herich declared the meeting adjourned at 12:13 p.m.

Meeting Schedule:

Thursday, April 11, 2013 at 9:00 a.m.

Thursday, April 25, 2013 at 9:00 a.m.

APPROVED:

Chairman Ken Herich

ATTEST:

Hannah Stauts, City Clerk