

DRAFT

Minutes of the Planning and Zoning Commission

September 11, 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 September 11, 2014 at 9:00 a.m.

1. Call To Order

Chairman Ken Herich called the meeting to order at 9:00 a.m. and declared a quorum present.

Present: Commissioners Ken Herich, Jake Provonsha, Margaret Walker and John O’Conner.

Absent: Commissioner Bill Boeger.

Also Present: Community Development Director Mark Hofman, Planning Technician and Associate Planner Isabel Lui, City Attorney Adam King, City Clerk Alissa Weber, Peter Hendricks, Alysh Herich, Jeff Joyner, Garth McClure, David Hennessy, Paul Exline.

2. Public Comment

3. Consent Agenda

A. Draft Minutes from the Planning and Zoning Commission Meeting of July 24, 2014.

Commissioner Walker said she found some grammatical errors in the minutes and made note of them. She said she would pass the notes to Isabel Lui for correction instead of discussing them in the meeting. Chairman Herich questioned if all corrections made to the minutes should be discussed in the open meeting. Adam King said if the corrections are of grammatical nature and do not involve substantial changes, it is acceptable for Commissioner Walker to do so.

Commissioner Walker pointed out on page 5, on the second to last line of the last paragraph where Karen Reinheimer made her comment, a period should be put after “...Hofman acting in favor of Sun Valley Company.” The following sentence should be changed to read “Both Peter Palmedo and Chairman Herich disagreed.”

MOTION

Commissioner O’Connor moved to approve the minutes of July 24, 2014, seconded by Commissioner Provonsha. All were in favor, none opposed. The motion carried.

B. Draft Minutes from the Planning and Zoning Commission Meeting of August 21, 2014.

Commissioner Provonsha pointed out on page 1 in the last paragraph, the second line “where a lot of debates and dialogue took place” should read “where a lot of debates and dialogue had taken place.” He further pointed out on page 2, under agenda item 4A, the last word on the first line of the third paragraph, “swell” should be corrected as “swale.”

Commissioner O'Connor moved to approve the minutes of August 21, 2014, seconded by Commissioner Walker. All were in favor, none opposed. The motion carried.

4. New Business

- A. [Jeff Joyner, Sun Country Management, for Weyyakin Ranch Property Owner's Association, Inc; Public hearing for a Design Review Application for replacement landscaping, fencing, stone columns, and a new monument sign at the Elkhorn Road entryway to the Weyyakin Subdivision to provide greater visibility and recognition to the entryway. Location: Entry easement for the Weyyakin Subdivision at Elkhorn Road near Lane Ranch. Application No: DR 2014-28.](#)

Hofman gave a presentation on the project. He said this is the second entry improvement project for the Weyyakin Subdivision. The first project is at the entry near Highway 75 and is close to completion. The current proposed project is identical to the first one. Hofman said he did not receive any public comments.

Jeff Joyner, representative for the applicant, gave a presentation on the project that covered the location of the project, the proposed structures, lighting and tree species for landscaping. He said he had worked with Pat McMahon and Kurt Egger to integrate the landscape design with the booster pump station. Joyner said he has been working with Benchmark Associates to ensure the project meets property line compliance. Joyner expected the proposed project to be completed by the end of October.

Commissioner Provonsha asked about the lighting of the first project. Mark Hofman said he was told the lighting had been completed but he needs to check the lighting at night to ensure compliance.

Chairman Herich said he drove by the site and did not notice any difference in the installation of the lighting on the top of that chaparral. Joyner said it is the same fixture; which has not been replaced. Joyner said, according to the Planning and Zoning Commission meeting minutes, they are required to adjust the existing lighting and not replace the fixture. Chairman Herich said his understanding is that the lighting needs to be relocated to reduce its visibility. Joyner said he will work with Marty to resolve the issue so that it meets the Commission's expectation.

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

Commissioner O'Connor commented on the aspen removal in front of the pump station. He said that the current proposed landscaping does not satisfy him as far as the concealment of the pump station is concerned. Commissioner O'Connor said the proposal of removing the aspen trees and putting in chokecherry trees will be fine for summer but not winter. He said that it is not the applicant's job to cover the pump house. Commissioner O'Connor asked Mark Hofman to show the approved landscaping for the pump house.

Joyner said that the landscaping is still open and the aspens may be left there.

The Commission held a brief discussion on the landscaping of the proposed project and its impact on the pump station. Joyner said the west side of the berm is the responsibility of Weyyakin Ranch and the east side goes to the Sun Valley Water and Sewer District.

Mark Hofman showed the landscaping simulation of the area surrounding the booster pump house.

Joyner explained the clearance of the aspens is for visibility from the road. Mark Hofman gave details on what will be removed on the site and the location of the four columns and new signs. Joyner asked Mark Hofman the rationale for having the street sign and stop sign on separate poles. Hofman explained the street sign and stop sign are not allowed to be on the same pole for public safety reasons.

Mark Hofman showed the design of the entry sign, accent lighting and the landscape plan, which are similar to the first project on Highway 75.

Commissioner Provonsha questioned the lack of information on “#6 Entry Sign Stone Cap Detail” on the third fold out sheet. Mark Hofman said the information is not on the site plan and not part of the project. It is left as a detail in the detail sheet and is an option for Weyyakin. Hofman said the site plan governs and shows no wall and there is a process for adding the detail if the applicant wants to do it later.

Commissioner Provonsha said the planting makes it a special kind of entrance and he likes it a lot. He said given what he sees it is a great improvement. He said that the entry to the Weyyakin Subdivision from Elkhorn Road has gained importance in the last two years. He said the two most important things of the proposed project are planting and lighting, which he thought are fine under the current proposal. Commissioner Walker said she also likes it.

The Commission held a brief discussion on the “All nonessential exterior lighting shall be turned off when applicable” requirement under Conditions of Approval. Mark Hofman said that the rationale is to strike the balance between the need to locate the Weyyakin Subdivision entrance and the compliance with the Dark Sky Ordinance. Chairman Herich said the Commission should let staff come up with the hours for the exterior lighting.

MOTION

Commissioner Walker moved to approve Design Review Application DR 2014-28, seconded by Commissioner O’Connor. All were in favor, none opposed. The motion carried.

- B. [Benchmark Associates for Elkhorn Springs, LLC; Public hearing for a Preliminary Plat Application proposing four new townhome sublots on existing developed Block 6 of the Elkhorn Springs Large Block Plat. Location: Sublots 17-20 Elkhorn Springs: Golf Lodges Townhomes; 113, 115, 117, and 119 Senabi Lane. Application No: SUBPP 2014-05.](#)

Chairman Herich said that the preliminary plat application is one of the conditions of approval for the Elkhorn Springs paired town home design review application.

Garth McClure, representative for the applicant, made a presentation of the application.

Mark Hofman said the previous approval for the preliminary plat expired in 2007. He said the footprint and ownership needs to be changed. Hofman said the application is totally separate from the approved design review of the paired town homes. The application requires the Commission to consider the addition of four sublots to block 6. Hofman said the application matches the designated density, master plan, uses and actual property line. No public comments have been received specific to this preliminary plat application.

Garth McClure said that all of the public utilities are existing and the streets serving the project are private. Mark Hofman questioned whether the parking spaces across from Senabi Lane are for guests or assigned to a block. Dave Hennessy said that the parking spaces are for the entire project.

Chairman Herich questioned the width of easement under the "Notes" on Exhibit "PZ-C." He noticed under Note 1 it says 42-foot, while under Note 3 it says 40-foot; he wondered which one is right. Adam King pointed out to the Commission that different streets in the map have a different easement requirement which is indicated by the "Notes."

Chairman Herich opened the public hearing for comment. Hearing none, Chairman Herich closed the public hearing.

MOTION

Commissioner O'Connor moved to approve Preliminary Plat Application No: SUBPP 2014-05 proposing four new townhome sublots on existing developed Block 6 of the Elkhorn Springs Large Block Plat. Location: Sublots 17-20 Elkhorn Springs: Golf Lodges Townhomes: 113, 115, 117, and 119 Senabi Lane. Commissioner Walker seconded. All were in favor, none opposed. The motion carried.

5. Continued Business

6. Discussion Items

Chairman Herich said that the Commission should exercise caution when discussing any items that are not publicly noticed. Adam King advised that the Commission may move to amend the agenda by stating a good faith reason to move forward with the discussion.

MOTION

Commissioner Provonsha moved to amend the agenda to include the discussion of the final installation of the landscaping and screening of the pump house for the Sun Valley Water and Sewer District. Commissioner O'Connor seconded. All were in favor, none opposed. The motion carried.

Chairman Herich brought up Commissioner Walker's concern over the exhaust fan and air conditioning unit. Commissioner O'Connor said that the exhaust fan and air conditioning unit were positioned in a way to avoid any noise disturbance to the residents in a nearby property. Chairman Herich asked Mark Hofman to provide information on how the project will be disguised. Hofman said that the design changes, the new landscaping and noise mitigation plans were submitted. Hofman said that his understanding was the building will be painted in a color close to the elements surrounding it. Hofman said that the project is yet to be finished.

The Commission held a brief discussion on the screening of the building and the electric boxes nearby. The Commission thought that the actual landscaping on site falls short of their expectations compared to the drawing. Hofman said that the actual landscaping is an accurate execution of the approved plan. It takes time for the trees to grow to offer full screening.

The Commission discussed the trees that will be planted by the Weyyakin entry project and commented they will not be grown to such a height to screen the pump house. Chairman Herich said the pump house should not rely on a neighbor's landscaping for screening.

The Commission discussed their previous oversight on the Idaho Power electric boxes that pose a negative aesthetic impact to the environment. Adam King said that the Commission may add a general condition in design review that says future utilities installation will be screened to the satisfaction of the Community Development Director. Mark Hofman said it is a lengthy process for the City and Idaho Power to work together on a design review and Idaho Power always insists on its own rules and does things their own way.

Chairman Herich said that he did not anticipate the large size of the equipment being installed in the pump house. He suggested that either painting needs to be done so that the exposed structures will be faded away or they may build a fence to enclose the structures. Mark Hoffman gave some suggestions on how this can be done.

Chairman Herich said that the Commission has presented their concerns on the project and asked staff to follow up.

Mark Hofman said that the September 25th meeting will be cancelled.

7. Adjourn

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

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

Meeting Schedule:

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

Regular Meeting at 9:00 a.m. on Thursday, October 9, 2014 (Cancelled)

Ken Herich, Chairman

Isabel Lui, Planning Technician / Associate Planner