

DRAFT

Minutes of the Planning and Zoning Commission

May 9, 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 9th day of May 2013. The meeting began at 9:00 a.m. at 205 Fairway Road before returning to City Hall.

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

Also Present: Community Development Director Mark Hofman, Community Development Planning Technician and Associate Planner Isabel Lui, City Attorney Adam King, City Clerk Hannah Stauts, Marybeth Collins, Chris Jensen, Thomas Dabney, Jim Leski, Peter Hendricks, Kerensa Majerus, Kurt Eggers, Pat McMahon, Evan Robertson, Ned Hamlin, John Forey, Bob Youngman, and Laura Grozdas.

1. Call To Order

Chairman Herich called the meeting to order at 9:32 a.m. following a site visit to 205 Fairway Road and declared a quorum present.

2. Public Comment

There were no comments.

4. New Business

- A. Thomas Dabney for Paul and Beth Willis; Public hearing and noticed site visit for a Design Review Application proposing the construction of a new 3,760 square foot, two-level single family dwelling with attached 868 square foot garage and associated site improvements on an existing residential lot in the Single-Family Residential (RS-1) Zoning District of the City of Sun Valley. Location: Lot 4A, Lower Fairway Road Subdivision; 205 Fairway Road. Application No: DR2013-11.

Tom Dabney, architect, took the Commission through the building plans. Tom reviewed the general layout of the development on the property and then began to discuss the exterior lighting. Commissioner Saks had a concern with the type of wall sconces and that a lot of light will face outward from the house. Tom replied that the sides of the sconces were opaque. City Attorney Adam King reviewed the relevant section of the code concerning the lights. Commissioner Saks was comfortable with the lighting so long as the sconces did not have clear glass.

Chairman Herich asked that the Community Development Department to be able to see a sample piece of the glass for the exterior lights to address Commissioner Saks concern.

A question was asked regarding enclosing the utility meters. Tom said the meters were not indicated on the plans. Chairman Herich shared they would like to see those utilities enclosed.

Commissioner Provonsha asked what the highest point of the house was to provide perspective for the neighbors. Tom said it would be 27-28 feet tall off existing grade.

Kurt Eggers, landscape architect, walked the Commission through the landscaping plan. Chairman Herich asked about the water grading on the property and Kurt indicated the drainage on the plans. Chairman Herich asked questions regarding irrigation of the lawn and raised concerns about the drainage of water. Community Development Director Mark Hofman shared the criteria used for drainage and that if a development would increase drainage, that provisions would need to be put in place. A discussion was held regarding the potential to increase drainage and how it could be addressed. Kurt suggested the addition of a dry well.

Chairman Herich opened the public hearing.

Bob Youngman made comments regarding the location of the proposed residence and that the site sits above and looks out to a currently active snow storage site. Bob shared concern that the house appears to be on stilts and suggested that retaining walls be considered to address the visual impact. Bob encouraged the Commission to require a drainage plan and said he appreciated the Commission's concern regarding lighting.

There being no further comments, Chairman Herich closed the public hearing.

Tom addressed the recommendation that retaining walls be added to the plans, sharing they had originally been included but were removed due to budgetary concerns. There was a discussion held regarding options for screening the view of underneath the home. Chairman Herich shared he did not have a problem with it.

Kurt shared the intended location for snow removal on the plans. Chairman Herich was not supportive of the Commission instructing how the owner handles their snow removal. The Commission recommended that the owner consider relocating the tree in the snow removal area to address the concerns raised. The Commission discussed adding a finding such as "adjacent to an active snow storage site". Chairman Herich suggested adding the wording "this adjacent property is currently used as a snow storage area by the surrounding neighbors" to the end of the paragraph. Chairman Herich reviewed the additional requirements: approval by the Community Development Director of the material used for the exterior light sconces; the addition of dry wells to the downslope side of the lot to control excessive irrigation runoff; approval of a drainage plan by the Community Development Department; and an updated landscape plan showing additional screening around the cantilever deck to be approved by the

Community Development Department. Chairman Herich stated that all conditions would need to be satisfied prior to building permit issuance.

Commissioner Provonsha requested the utility metering be enclosed and the gas metering to be screened, and shared concern regarding being able to view the underneath part of the deck.

MOTION

Commissioner Saks moved to approve Application No: DR2013-11, with the adoption of the findings of the Community Development Department, the conditions of approval numbers 1-10, plus the new additional conditions as discussed, seconded by Commissioner O'Connor. All in favor, none opposed. The motion carried.

BREAK

Chairman Herich called for a break at 10:50 a.m.

The meeting resumed at 11:01 a.m.

3. Consent Agenda

A. [Draft Minutes from the Planning and Zoning Commission Meeting of April 11, 2013.](#)

Commissioner Walker asked that the minutes use titles for individuals consistently.

Commissioner Provonsha shared a minor edit on page 2 of the minutes to change "Commissioner Saks remarked" to "Commissioner Saks asked".

MOTION

Commissioner O'Connor moved to approve the minutes for April 11, 2013 as amended, seconded by Commissioner Saks.

4. New Business

B. [Pat McMahon for the Sun Valley Water & Sewer District; Public hearing for a Comprehensive Plan Future Land Use Map Amendment Application requesting a land use designation change from Open Space to Public/Quasi-Public on the Future Land Use Map for 13,320 square foot Tax Lot 5998 in association with Zoning Map Amendment Application No. ZMA 2013-01 and Design Review Application No. DR 2013-09 for the construction of a new 1,496.5 gross square foot reuse water booster pump station on vacant, undeveloped land adjacent to Elkhorn Road. Location: Tax Lot 5998 adjacent to Elkhorn Road at Weyyakin Drive. Application No: CPA 2013-01.](#)

City Attorney Adam King asked that Chairman Herich share whether he has any conflict of interest related to the application. Chairman Herich disclosed he is a resident of Lane Ranch and president of the association, however he does not feel he has a conflict of interest in regards to the application. City Attorney Adam King asked if ex parte communication has occurred as part of participation in the association. Chairman Herich shared he has had

discussions as a member of the board regarding Lane Ranch's concerns in preparation of the letter sent to the City. Chairman Herich does not feel he is unable to be impartial. Chairman Herich opened the meeting to comments from the Commissioners. No one had any issue with his continued involvement. Evan Robertson waived any objection to the Chairman's participation.

The Commission, Community Development Director Mark Hofman, and City Attorney Adam King had a lengthy discussion regarding the need to amend the Comprehensive Plan, and the reasoning behind the order in which each application is being considered. Evan Robertson stated on behalf of the applicant that they would prefer to go ahead with the Zoning Map amendment application to clean things up. There was a lengthy discussion regarding the necessity of the Comprehensive Plan amendment and the options for moving forward with the application. The Commission asked questions regarding changing the language of the draft resolution being put before the Council.

Chairman Herich opened the public hearing. Evan reiterated that the applicant would prefer to have the application move forward. There being no further comments, Chairman Herich closed the public hearing.

MOTION

Commissioner Walker moved to approve Application No: CPA 2013-01, seconded by Commissioner O'Connor.

The motion was amendment to recommend that Condition #3 be stricken. Commissioner Saks asked whether a finding needed to be included that the Commission considers this item de minimis. Community Development Director Mark Hofman said that could be a part of their recommendation to the City Council.

All in favor, none opposed. The motion carried.

5. Continued Business

- A. Pat McMahon for Sun Valley Water & Sewer District (SVW&SD); Continued public hearing for a Design Review Application proposing the construction of a new reuse water booster pump station building with associated site improvements. Location: An existing portion of land legally described as the Lane Ranch North Rezone in Ordinance No. 448, zoned Public/Institution (P/I) and listed as Parcel A on the Lane Ranch North Preliminary Plat, as well as Tax Lot 5998 owned by the SVW&SD; Elkhorn Road and Weyyakin Drive. Application No: DR2013-09. (Continued date certain from the April 25, 2013 meeting)

Chairman Herich asked the applicant to present the changes made in the application. Pat McMahon presented the information to the Commission, reviewing the changes made to screen the building and address noise abatement. Pat shared the addition of an air conditioner

that would work to reduce the amount of exhaust fan run time. The Commission held a lengthy discussion with Pat regarding the proposed changes.

Chairman Herich opened the public hearing.

Jim Leski made comments on behalf of property owners in the Weyyakin Phase 4 development. Jim shared appreciation for the efforts made by the applicant in regard to the sound issues. Jim stated the remaining concern was about the amount of noise the development will make.

There being no further comments, Chairman Herich closed public hearing.

Evan responded for the applicant to the public hearing comments, stating that he supports the Commission adhering to the noise standard as outlined in the City code.

Commissioner Provonsha asked if the pump station at the White Clouds has the same items in place for sound mitigation as this project. Pat shared that there was more insulation and noise abatement measures in place for this project and discussed the differences between the use levels of the different pump stations.

MOTION

Commissioner O'Connor moved to approve Application No: DR2013-095, seconded by Commissioner Saks. All in favor except Commissioner Walker, who voted nay. The motion carried.

6. Discussion Items

Community Development Director Mark Hofman recommended cancelling the next May 23rd meeting and going with the June 13th meeting. Chairman Herich complimented the Commission on their work to help direct the applicants, and move the meeting items forward.

7. Adjourn

MOTION

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

Chairman Herich declared the meeting adjourned at approximately 1:30 p.m.

Meeting Schedule:

Thursday, May 23, 2013 meeting cancelled.

Thursday, June 13, 2013 at 9:00 a.m.

APPROVED:

Chairman Ken Herich

ATTEST:

Hannah Stauts, City Clerk