

DRAFT

Minutes of the Planning and Zoning Commission

November 13, 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 November 13, 2014 at 9:30 a.m.

1. Call To Order

Chairman Ken Herich called the meeting to order at 9:38 a.m. and declared a quorum present.

Present: Commission Chairman Ken Herich, Commissioner John O'Connor, and Commissioner Jake Provonsha.

Absent: Commissioners Bill Boeger and Margaret Walker.

Also Present: Community Development Director Mark Hofman, City Clerk Alissa Weber, City Attorney Adam King, Barry Coe, Steven Job, Paul Exline, Peter Hendricks, David Hertel.

2. Public Comment

No public comment.

3. Consent Agenda

A. [Draft Minutes from the Planning and Zoning Commission Meeting of September 11, 2014.](#)

Commissioner Provonsha suggested a few changes to the September 11, 2014 meeting minutes. The Commission discussed the meaning of "not the applicant's job" on page 2 of the draft minutes and decided to strike the entire sentence. Commissioner Provonsha also suggested changes to phrasing on page 3 of the draft minutes.

MOTION

Commissioner O'Connor moved to approve the minutes of the September 11, 2014 P&Z Commission meeting with the suggested edits, seconded by Commissioner Provonsha. All were in favor, none opposed. The motion carried.

4. New Business

A. [David Hertel, AIA for Geneva Equities, LLC; Public hearing and noticed site visit for a Design Review Application for the construction of a new 3,346 square foot, two-story single family dwelling with attached 1,197 square foot garage and associated site improvements on an existing lot in the Single-Family Residential \(RS-1\) Zoning District. Location: Lot 18 Fairway Subdivision; 403 Fairway Loop. Application No: DR 2014-34. \(9am site visit at the project address to begin the Commission's meeting\)](#)

The Commissioners noted that a lot of details about the property were discussed at the site visit prior to the meeting. David Hertel stated that the height of the building is 24 feet, 9 inches tall. He also clarified that the setbacks are 15 feet from the east property line, 39 feet from the west property line, 35 feet from the rear property line, and 35 feet from the front property line.

David Hertel described the construction management plan, including parking and materials storage. He also showed where the air conditioner and electric and gas meters would be placed on the house, noting they will be well-shielded.

Chairman Herich asked whether they had a snow plan, and David Hertel answered that they do not. Chairman Herich also asked about the chimneys and whether they would cover any of their metal portions. David Hertel stated they do not have a plan to cover them. He also noted they will have high-efficiency furnaces and one flue for the water heater or plumbing vent, which would not have the industrial look with which the Commission is concerned.

Commissioner O'Connor asked for more information about the fireplace; David Hertel showed it as being on the east side of the house. Director Mark Hofman noted that the Draft Findings of Fact included a provision regarding the chimney, which the Commission could leave in as written.

Commissioner O'Connor asked about the exterior lights. David Hertel pointed out the lights on the plans, showing there were two on either side of the entry, one on the back near the family room, and some on the upper patio.

Commissioner O'Connor asked a question about how the roof would be constructed. David Hertel explained it is an EPDM rubber membrane roof with large gravel ballast that is laid over the rubber.

The Commission discussed whether there would be an address monument for the property. David Hertel confirmed that there would, and that he will submit the monument plan when it is designed.

Commissioner O'Connor asked about the metal siding. David Hertel stated there was no plan to undergo a manual corrosion process. The Commission discussed that it was a common material used in the area.

Commissioner Herich asked Steven Job to present the drainage and landscape plan. Steven Job stated that there is mostly a 4-5% grade on the property, with one section being 10%. He discussed his plans for various spruces around the property.

Steven Job noted there is a culvert in the front that needs some work in order to have proper water flow, which he had discussed with City staff.

Steven Job explained there is a twenty-foot-wide driveway. He pointed out where several dry wells would be added to the property to assist with "dead areas." Steven Job explained it was designed that way to avoid shedding water straight onto the neighbor's property.

Steven Job described the landscaping as clean and simple. He plans to place flowering crabs at the entry with a shrub ground cover. He will also plant multi-stemmed Schubert cherries in the area. He noted there would be one larger spruce at the back of the property to help provide privacy.

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

MOTION

Commissioner O'Connor moved to accept application DR 2014-34 as presented, seconded by Commissioner Provonsha. All were in favor, none opposed. The motion carried.

- B. [Pat McMahon for the Sun Valley Water & Sewer District; Public hearing for a recommendation on a Zoning Map Amendment Application \(draft Ordinance No. 472\) for the proposed rezone of: a Sun Valley Company portion of land within Parcel J of the White Clouds Subdivision adjacent to the golf course; and, a portion of the Sun Valley Elkhorn Association lands above the Meadowridge Subdivision, adjacent to Parcel C of the Lane Ranch North Subdivision. The rezones are required as conditions of approval by the City of Sun Valley as part of the construction of new water reservoir structures on the subject areas. Applicant: Sun Valley Water and Sewer District for Sun Valley Company and Sun Valley Elkhorn Association. Location: Parcel J of the White Clouds Corrected PUD Subdivision and Sun Valley Elkhorn Association property above the Meadowridge Subdivision adjacent to Parcel C of the Lane Ranch North Subdivision. Application No: ZMA 2014-02.](#)

Chairman Herich noted that Pat McMahon from the Water and Sewer District was not present. City Attorney Adam King noted that the Commission could still take action on the item – the applicant has the right to be at the meeting, but doesn't have to be. He noted the only issue would be if the Commission had questions for the Applicant, which the Commission indicated it did.

Commissioner O'Connor asked about the progress on replacing dead trees along the reservoir. Mark Hofman stated that it was moving to the next level of code enforcement, requiring a plan in writing.

Commissioner Provonsha asked about how the design review of the pump house near the entrance to Weyyakin is related to this agenda item. Mark Hofman noted that it was not related to the noticed public hearing on the agenda. City Attorney Adam King noted that action on this agenda item would not nullify issues related to the pump house, as that is more of a compliance/enforcement issue. Commissioner O'Connor stated that the Commission is not satisfied with the state of the pump house. Commissioner Provonsha stated he would make the recommendation to rezone as indicated in the draft ordinance as long as it didn't have an impact on the pump house issue.

Commissioner Herich clarified that the conversation is about the reuse water tank on the top of the hill off Elkhorn and the tank on top of White Clouds. Commissioner O'Connor noted that the picture shows that half of the tank is on Sun Valley Elkhorn Association land and half is on Sun Valley Company land.

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

MOTION

Commissioner Provonsha moved to recommend application ZMA-2014-02 the zoning map amendment for rezone of two parcels to the P1 zone, seconded by Commissioner O'Connor. All were in favor, none opposed. The motion carried.

5. [Continued Business](#)

6. [Discussion Items](#)

Chairman Herich stated the first item for discussion would be the Commission's dissatisfaction with the Water and Sewer District's compliance with screening and other design review requests for the Elkhorn Road Booster Pump Station.

Commissioner Provonsha stated he believed the presentation that was made did not adequately show what was to be built, or the Water and Sewer District did not build according to plan. He noted that the southern exposure of that building (visible from Elkhorn Road) is unacceptable. Commissioner Provonsha noted that the plans did not adequately show how large the exterior air conditioning unit would be. He stated that he believed it needed something in addition to landscaping, perhaps a physical wall, to screen it from view.

Commissioner O'Connor noted that the Commission made a site visit to a similar structure at White Clouds and they expected the Elkhorn station to be similar in design. Commissioner O'Connor noted that they did meet code by putting in twelve evergreens, but the size of the trees would not hide the structure for many years. Commissioner Provonsha suggested a screening wall.

Commissioner O'Connor asked about painting the structure. Mark Hofman stated that he had been to the site three times. The first was before it had been painted. The condition was that anything noticeable on the building had to be painted to match the rest of the building. The second time he went the painter was there but using a paint that didn't match, so he stopped to get a paint that matched. The third time he noticed that the painter had just continued to use the mismatched color. He pointed out that the Commission did not see the air conditioner as part of the plans, noting that projects always change, but stated the Commission could make a recommendation requiring a screening wall.

City Attorney Adam King noted that the Commission cannot require something of the Water and Sewer District that is not reasonably interpreted as being required in the findings of fact. Chairman Herich stated his belief that they opened the door to additional requests when they added the second, exterior air conditioning unit.

Commissioner Provonsha stated that he would like the Water and Sewer District to come back to the Commission with new plans on how they will mitigate the esthetic changes of adding the external unit. Chairman Herich agreed and asked Mark Hofman to include in that request a plan for re-vegetation on the hill by the pump house.

Mark Hofman indicated he would contact the Water and Sewer District with the Commissions' concerns.

Mark Hofman gave an update regarding the Weyyakin entryway. He said they kept the majority of the trees in the aspen grove because it went well with their design. They will complete the landscaping in spring. Chairman Herich stated that keeping the grove was an improvement, so the Commission would not require them to come back and present the changes. Mark Hofman said that he had driven by at night to observe the light on the entryway sign. He noted that the light was solidly directed at and captured by the element.

Mark Hofman pointed out that the dead trees were not replaced at the White Clouds domestic tank, and confirmed they would document in writing a spring action to get those watered.

Mark Hofman discussed the Meadowridge site erosion concern and stated sufficient landscaping and erosion control will take place.

Mark Hofman reported that the Sage Creek site is completed. Paul Exline of Sun Valley Elkhorn Association made a comment that the antenna was repainted to a grey color, which camouflages it better.

Ken Herich asked Mark Hofman about the next meeting date. Mark Hofman stated that there was a meeting scheduled for December 18. He noted he would also send a draft 2015 meeting calendar to be approved at the December meeting.

7. **Adjourn**

MOTION

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

The meeting adjourned at 11:09 a.m.

Ken Herich, Chairman

Alissa Weber, City Clerk