

**Minutes of the Planning and Zoning Commission**  
**April 25, 2024**

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 April 25, 2024, at 9:00 AM.

**CALL TO ORDER**

Present: Chairman Ken Herich, Vice Chairman Daniel Hollis, and Commissioner Mike Burchmore.

Absent: Commissioner Bill Boeger and Commissioner Reid Sanborn.

**PUBLIC HEARINGS/ACTION/STAFF REPORTS**

**1. DR 2024-11: Design review application for a new single-family residence. Applicant: Farmer Payne Architects for Robert & Diane Perry. Location: 207 Independence Creek (Independence Creek Sub Lot 17).**

Senior Planner Goedhart introduced this application and went over the various items to consider. Staff asked for the Commission's interpretation of some of those items. Casey Burke, Farmer Payne Architects, discussed the application in detail. This is a 6,300 sf house and they are trying to nestle themselves in on the west side of the existing cul-de-sac. He discussed the various materials to be used. Chase Gouley, landscape architect with BYLA, mentioned that the staff report was well done and went over the various plantings to be utilized. The driveway is a little tricky and they are trying to meet that 20' width. He pointed out the wall and railings that will be in place. Burke explained where the utilities will be located and that they will be screened. They discussed the bedrock that was found, and they will resubmit a geotechnical report. They next discussed the avalanche danger and the project team that was engaged recommended that residents, guests, and workers be made aware of the potential hazard area and avoid them in times of high avalanche danger. Community Development Director Skelton explained how staff reviewed the avalanche language and noted that it's not a true avalanche risk, but concerns were brought up.

Chairman Herich opened the public hearing at 9:27 AM. Dave Knoop, 8 Camp Way, noted that he can see the property pretty well and he was there to discuss the building height poles. Regarding the avalanche risk, he has skied the ridge before and it did sluff.

Hearing no further comment, Chairman Herich closed the public hearing at 9:29 AM.

The Commission deliberated. Burke explained where the height poles were located. Chairman Herich noted that he drove by the site this morning and it is definitely perched on the hill, close to the road. The Commission commented on how close the site was to the road and whether the home would be looming. Goedhart noted that the driveway is in the back of the house rather than in the front which puts the house closer to the road. Mike Fawler, with Lee Gilman, commented that the applicants want to be good neighbors and they would be more than willing to work with Gouley to soften the plan and plant whatever the Commissioners request. Knoop noted that houses are built to last forever but it could be sold and someone else would maybe not be as sensitive to the neighborhood. The Commission

decided to continue the meeting so they could have a site visit, have story poles put up, address lighting and potential avalanche issues.

**MOTION**

Vice Chairman Daniel Hollis moved to continue to a date certain of May 3, 2024 DR 2024-11: Design review application for a new single-family residence, seconded by Commissioner Mike Burchmore. All in favor. The motion carried unanimously.

**CONSENT AGENDA**

2. **Draft Minutes from the Planning & Zoning Commission Meeting on February 8, 2024.**
3. **Draft Minutes from the Planning & Zoning Commission Meeting on March 14, 2024.**

**MOTION**

Commissioner Mike Burchmore moved to approve the consent agenda, *in toto*, seconded by Vice Chairman Daniel Hollis. All in favor. The motion carried unanimously.

**ADJOURNMENT**

**MOTION**

Commissioner Mike Burchmore moved to adjourn, seconded by Vice Chairman Daniel Hollis. All in favor. The motion carried unanimously.

The meeting adjourned at 10:14 AM.

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Ken Herich, Chairman

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Nancy Flannigan, City Clerk

**Minutes of the Planning and Zoning Commission  
May 3, 2024**

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 May 3, 2024, at 9:00 AM.

Following a site visit at 207 Independence Creek, Chairman Herich called the meeting to order at 9:45 AM.

**CALL TO ORDER**

Present: Chairman Ken Herich, Vice Chairman Daniel Hollis, Commissioner Bill Boeger, and Commissioner Reid Sanborn.

Absent: Commissioner Mike Burchmore.

**PUBLIC HEARINGS/ACTION/STAFF REPORTS**

1. **DR 2024-11: Design review application for a new single-family residence. Applicant: Farmer Payne Architects for Robert & Diane Perry. Location: 207 Independence Creek (Independence Creek Sub Lot 17).**

Chairman Herich noted that this item was continued from the April 25, 2024 meeting. Commissioner Boeger mentioned that he missed the last meeting, but he read through the materials and it would be useful to know exactly the thoughts and issues that we were discussed at the prior meeting and the Commissioners responded. Aaron Belxer, with Farmer Payne Architects discussed the project. He noted where the Commissioners stood this morning at the site visit as it relates to the renderings. He also discussed where the linear lighting was removed from the design.

Chairman Herich opened the public hearing at 9:49 AM. Hearing no comments, he closed the public hearing at 9:49 AM.

The Commission deliberated. Vice Chairman Hollis went over his prior comments and concerns. Chairman Herich questioned if this was the wrong lot for this house. It is really in your face when you're driving down. Commissioner Sanborn asked landscape architect Chase Gouley a few questions on the landscape plan to which he responded. Sanborn noted that it's a tough lot but it's platted. Commissioner Boeger went over his thoughts and having walked the site and seeing the new visualization of the supplemental landscaping and where the landscaping is in, he doesn't think we'll regret approving this application. The Commission suggested adding a bit more greenery and that the applicant is to submit a revised landscape plan.

**MOTION**

Vice Chairman Daniel Hollis moved to approve DR 2024-11: Design review application for a new single-family residence, pursuant to the findings of fact and conditions of approval, adding a special condition that a new landscape plan submitted to staff for approval with the additional trees as noted in the meeting today, seconded by Commissioner Reid Sanborn. All in favor. The motion carried unanimously.

ADJOURNMENT

Vice Chairman Daniel Hollis moved to adjourn, seconded by Commissioner Bill Boeger seconded. All in favor. The motion carried unanimously.

The meeting adjourned at 10:17 AM.

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Ken Herich, Chairman

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Nancy Flannigan, City Clerk

**Minutes of the Planning and Zoning Commission**  
**May 23, 2024**

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 May 23, 2024 at 9:00 AM.

The Chairman called the meeting to order at 9:00 AM.

**CALL TO ORDER**

Present: Chairman Ken Herich, Vice Chairman Daniel Hollis, Commissioner Bill Boeger, Commissioner Reid Sanborn, and Commissioner Mike Burchmore.

Absent: None.

**PUBLIC HEARINGS/ACTION/STAFF REPORTS**

- 1. DR 2024-15: Design review application for a new single-family residence. Applicant: Carmen Finegan for Knight Sharon Anne Trustee Sharon Anne Knight 1993 Trust. Location: 405 Juniper Rd. (Willow Creek Sub Lot 26).**

Senior Planner Goedhart went over this application, which is for one of the last parcels on Juniper Road. There are some drainage and riparian considerations regarding this parcel, and staff believes they have appropriately addressed those concerns in the staff report. Other than those issues, it's a straightforward project. Community Development Director Skelton gave the explanation on jurisdictional wetlands as opposed to non-jurisdictional and explained that non-jurisdictional wetlands typically do not need Army Corps of Engineers' approval. Landscape architect Rob King discussed the building envelope. Access is off of a shared driveway easement. He discussed the hardscapes, the main outdoor living space which includes a gas firepit, and the vegetation to be used. He also touched on the drainage and retainage and explained the landscape plan in detail. Carmen Finegan, architect for the project, went over the design. She began with the floor plan and noted that this is a one-story plan. They started with a two-story plan, but it truly is now a one-story. It's approximately 2,600 sq. ft. and most of the ceilings are 10 ft. ceilings. She then discussed the house elevation. They tried to set the house so that it wouldn't look too big from Juniper and also so it wouldn't sink in the lot either. She discussed the lighting plan and mentioned that they are under the allowed lumens.

Chairman Herich opened the public hearing at 9:38 AM. Najla Aftahi, adjacent property owner, gave some comments. They have talked with the homeowners, and they have been very collaborative. Their primary concern is drainage. She then discussed access points during construction and suggested adding evergreens to provide some privacy for their property. Commissioner Boeger pointed out special conditions regarding drainage and Senior Planner Goedhart affirmed that it is noted there and in the notes from King. John Hornbaker, one of the owners of the project, discussed the drainage. Any work they do will improve it and they'll do the work they need to do, within reason. As far as landscaping goes, they'll work on that collaboratively. King added that it's good to note that Goedhart did a great job on the staff report. He then explained the drainage issue and the culvert situation. Hearing no further comments, Chairman Herich closed the public hearing at 9:55 AM.

The Commission deliberated. Commissioner Burchmore disclosed that he lives on Juniper, but he can

rule fairly. He thinks the house is great and he hopes the neighbors can work together regarding the trees. Commissioner Boeger asked about special condition no. 2 and Goedhart explained that they were slightly over their allowed lumen count so they deleted the appropriate number in order to be in conformance with the dark sky ordinance. Vice Chairman Hollis noted that it's a nice house and it could have been so much higher up on the lot. Chairman Herich suggested adding a special condition to approve a fence up to 6 ft. in order to screen the utilities at the applicants' discretion.

**MOTION**

Vice Chairman Daniel Hollis moved to approve DR 2024-15: Design review application for a new single-family residence, pursuant to the findings of fact and conditions of approval, as amended with special condition no. 4, seconded by Commissioner Bill Boeger. All in favor. The motion carried unanimously.

**2. Workshop -Title 7, Engineering Code review.**

The Commission went over the proposed edits and additional staff-proposed changes. Engineer Sherri Newland discussed the DEQ requirements and Community Development Director Skelton discussed the proposed changes in detail. Regarding 7-2-4 on Erosion and Sediment Control, the Commission asked Staff to strike Section B, Stormwater Pollution Prevention Plan, in its entirety. Other suggested changes were discussed at length. Skelton captured the changes and will bring the code to a future City Council meeting for approval.

**ADJOURNMENT**

**MOTION**

Commissioner Mike Burchmore moved to adjourn, seconded by Vice Chairman Daniel Hollis. All in favor. The motion carried unanimously.

The meeting adjourned at 10:50 AM.

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Ken Herich, Chairman

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Nancy Flannigan, City Clerk