Meeting Notes
2013 Comprehensive Plan Update Steering Committee Meeting
April 16, 2013

The 2013 Comprehensive Plan Update Steering Committee met at the Council Chambers at Sun Valley City Hall on April 16, 2013.

Call to Order

Chairperson Peter Palmedo called the meeting to order at 4:00 p.m.

Committee Present: Doug Brown, John Calvert, Richard Flores, Peter Hendricks, David Holmes, Nancy Humphrey, Wally Huffman*, Cynthia Knight, William Merizon, Peter Palmedo, Chuck Rumpf, Tim Silva, Liz Warrick, Paul Willis.

*left at 5:25 pm

Also Present: City Administrator Susan Robertson, Community Development Director Mark Hofman, Community Development Planning Technician and Associate Planner Isabel Lui, Sustain Blain Executive Director Harry Griffith, Nils Ribi, Franz Suhadolnik, Karen Reinheimer, Lisa Stelck, Dick Fenton, John Gaeddert.

Overview of Agenda and Comprehensive Planning Process

Chairperson Peter Palmedo welcomed the Steering Committee. He summarized the accomplishments of the Steering Committee to date and gave an overview of today's meeting agenda. He emphasized he would keep the meeting generally to a two hour period, which meant he would need to cut short some commentors for the sake of time management.

He stated the focus of today's meeting was the goals and objectives of the Comp Plan, without going into detail on the Plan's action items until a later date. He said that it is important to have a consensus on such high level subjects before discussing further detail. He showed a flow chart on the City of Sun Valley Comprehensive Planning Process from the 1994 City of Sun Valley Comprehensive Plan Update (See Appendix A). He said that the Steering Committee was currently at "Phase I, Issues Identification" of the flow chart, working on "Task 1, Identify and Analyze Issues" and "Task 2, Establish Goals and Policies". These tasks at an early stage will set the direction in moving forward.

Comments from the Public

Karen Reinheimer said she attended the recent City Council meeting and during the public comment period, talked about a couple of issues concerning the Comprehensive Plan Update process. The following is a summary of her concerns:

- The records of the Steering Committee meetings currently are captured in meeting notes, which are very different from how the records of City Council meetings are rendered as meeting minutes. She questioned the accuracy of meeting notes (written during the meeting) as a format for record keeping. For example, she pointed out that in the February 21st meeting notes there were inaccuracies of what she said.
- She is very concerned that the Comprehensive Plan Update process is limited by the budget: to the initial amount of $12,000 allocated for the present update process (to which $5,000 were later added)

$15,000 are now left. This is compared to over $100,000 spent on the 2005 Comprehensive Plan process. She is concerned that the limited budget is a cause for sub-standard work. She hopes that contingency funding will be made available as the Comprehensive Plan process goes forward, so that needs – that will arise – can be spoken to.

Mark Hofman made the following response to Reinheimer's comments:

- The adoption of meeting notes instead of meeting minutes for record keeping is not related to a shortage of budget funds. The decision to use meeting notes versus meeting minutes was made because the Comprehensive Plan update process at the Steering Committee phase does not involve public hearings.
- The purpose of the meeting notes is to serve as a quick reminder of important ideas discussed during the meeting and will not capture every detail or individual conversation. However, each Steering Committee meeting is broadcast live by the City on the internet and the saved audio recording is available to all on the City's website. Anyone interested in listening to the exact verbatim of the meeting can always refer to the audio recording at any time.

Chairman Palmedo went around the table and asked Committee members for feedback on the meeting note subject. Nancy Humphrey said she is happy with the way things are and that there is no need for additional details. Peter Hendricks asked whether the errors pointed out were important. Mark Hofman said that whoever makes a comment could regard every stated word as important. However, the meeting notes do not record every word a person says; the audio recording should be the point of reference for exact verbatim. Hendricks remarked that if we have the opportunity to comment on meeting notes as the process moves along meeting minutes will not be needed. If a point of contention arises, the audio recording will be the source of reference to straighten things out. Paul Willis agreed with Hendricks' suggestion. Chairman Palmedo asked members to raise their hands if they supported the methodology of keeping notes for the meeting. All members raised their hands to show their support for it.

Chairman Palmedo encouraged Steering Committee members and the public to submit comments in writing regarding any inaccuracies seen in the meeting notes. He also welcomed feedback on earlier meeting notes.

Comments on Prior Meeting Notes

Chairman Palmedo made a comment regarding the March 19th, 2013 meeting notes. Palmedo stated that Wally Huffman pointed out that on p.3, in the 2nd paragraph under "Review of Executive Summary", the words "protect", "preserve" and "promote" indicate a varying degree of strength,…." Palmedo suggested including the message "these three words ranked from the strongest to the least strong" in the revised March meeting notes.

Initial Working Draft of the Vision Statement, Executive Summary and Section I

Mark Hofman said that the initial working draft of the Vision Statement, Executive Summary and Section I had not been uploaded on the website as of this April meeting date, but will be sent out in the next couple of weeks for review and comment. He said that the draft should be viewed as a living working document as the update process goes "from big to small" and "from small to big" and the draft needs to be revisited frequently to capture later revisions. The draft document is not a recommendation at any given point in time but aims to capture all comments received. Some comments contradict each other and are difficult to reconcile, especially when the Plan's goals and objectives are not finalized. The purpose of the draft document is to enlist all comments with the ultimate goal of reaching a Committee consensus. The draft will evolve as comments from the Steering Committee are captured in this meeting and over the next few weeks. The draft document will indicate what stays in the content, which comments are newly integrated, and will

include updated tables on demographics and other economic data. No significant issue or policy update decisions will be done at staff level.

Methodology to Reach Committee Consensus on the Draft Recommendation

Mark Hofman asked the Steering Committee to suggest ways for reaching Committee consensus for sections of the Plan, such as the Vision Statement. Nancy Humphrey said she likes the ideas of sustainability and community within the Vision Statement. She suggested that to make the process simple and efficient members should give an outline of their ideas instead of exact wording. David Holmes concurred and suggested that members should be contributing to the inventory of basic concepts and ideas. Mark Hofman concluded that members will contribute ideas on a broad level and staff will work toward integrating the ideas into a living working document. The draft document will capture stated options and comments without getting into the final text selection. The Steering Committee will then have weeks to review and comment on the draft. Hofman expected that when the Plan's current action items are reviewed, discussed and amendments finalized, the Steering Committee will need to revisit the Vision Statement for fine tuning.

Discussion of Draft Vision Statement

Wally Huffman said that the Vision Statement needs to be confirmed first prior to talking about goals and objectives. Huffman further pointed out the Vision Statement should consist of two parts, i.e. who are we and what do we want to be as a community. The Vision Statement is the fundamental cornerstone for the Comprehensive Plan which forms the important basis for evaluating the relevance of goals and objectives.

Peter Hendricks said during the discussion of the Plan's goals and objectives, the Steering Committee can always reconcile back to the Vision Statement to see whether we are following it. The Vision Statement provides overarching guidance to the Plan's goals and objectives.

Mark Hofman said the draft is a living working document that captures comments and options on amendments to the Vision Statement, which can be adjusted at any given point of time prior to a formal recommendation.

Chairman Palmedo invited members to comment on the Vision Statement.

Tim Silva said that the Vision Statement should be more prescriptive on reaching the desired future state instead of being descriptive of our current state. He said that we believe economic and environmental sustainability and regional partnerships are important. They should be stated as our vision.

David Holmes said the Plan's current Vision Statement states our current state but has not captured what we want to be.

Chairman Palmedo invited each member to provide one prescriptive description to the Vision Statement. The following is a summary of Committee comments:

- Maintain a sense of place for the future;
- Maintain scenic beauty by restraining over-development. Development includes an unknown future;
- A thriving resort that draws people from all over the world in a way that catalyzes people's life and the economic development of our community;
- Protect the unique sense of place through a thriving year round resort and community based on the amenities of the resort, outdoor recreational activities, culture, education, sports and arts;
- The one thing that allows us to sustain all the good things that we have is a healthy resort environment;

- A sustainable and healthy community should come first amongst the other things that have been mentioned;
- Alongside development, be mindful of the wilderness and our environment; and
- A world class, vibrant community, economic health and sustainability.

Mark Hofman said that he would produce two or three options of the Vision Statement for the Committee's consideration based on this input.

Overview of Comp Plan Goals

Prior to a discussion on goals, Chairman Palmedo presented a slide to the Committee members and public regarding Resort Development and Evolution from the 1994 Comprehensive Plan Update (See Appendix B). Chairman Palmedo stated that we should understand that the draft Vision Statement is a moving target. There is an evolution involved and there are going to be things that we will agree and disagree on. As a group we are not expecting a unanimous consensus. What is important is to manage a balance of goals and objectives in an evolving community.

Chairman Palmedo encouraged members to write down their amendment comments on the goals of the 2005 Comprehensive Plan and submit them to staff on the worksheet provided by staff for today's meeting. Mark Hofman pointed out that the Plan's goals are broad and are organized under three principles. To examine whether an individual goal remains relevant to date, the Committee should review the goal and see whether or not the goal still achieves the associated stated principle. Objectives are then distinct steps to achieve stated goals. He encouraged members to comment on the relevance of each of the goals and write notes if more detail or clarification is needed.

Palmedo pointed out that members should also ask whether these eight specified goals lead us to the Vision, i.e. where we want to be as a community in the future.

Discussion of Comp Plan Goals

Preserve the Unique Character of Sun Valley

Discussion on Goal 2

The Committee discusses the issue of over whether to use "growth" instead of "sustainability". Peter Hendricks remarked that growth is a stronger statement. Richard Flores questioned whether growth is in conflict with the principle of "preserve the unique character of Sun Valley". Chairman Palmedo said "growth" to him would mean more people and more ski traffic. Wally Huffman said that the only significant future development in Sun Valley is the Holding's property. He likes "sustainability" as it has a broader meaning and is inclusive of growth.

David Holmes questioned why Goal 2 is focused on resort economy. There are other economic enterprises in Sun Valley in addition to the resort, for example, the Community School, Elkhorn and entrepreneurs. He suggested that Goal 2 be made a general statement; that when the general economy is sustainable, the resort will thrive. Cynthia Knight remarked that the goal should be broad, and this goal should not just focus on the resort, we should also look at the future.

Chuck Rumpf remarked that without the resort, the entrepreneurs that Harry Griffith referred to would not be attracted to live here. The resort is the driver for economic sustainability. Paul Willis agreed and said that the resort attracts property owners who pay taxes which is an important part of the City's economy.

There is a debate about the priority between the resort and the community. The Steering Committee came to a consensus that it a symbiotic relationship. Due to the constraint of time, Chairman Palmedo said more input is needed for this goal and encouraged members to submit their input in writing.

Discussion of Goal 3

The Committee discussed Goal 3 of the Plan. Wally Huffman questioned the meaning of "economic diversity" in this goal. He believed there is social diversity but not economic diversity in the City of Sun Valley. Hence, the use of the word "maintain" is not appropriate. He said that he was more comfortable to replace it with "economic health". Several members responded to Huffman's comment and said "economic diversity" is what they want to have in the community. They suggested changing "maintain" to "foster". Chairman Palmedo said economic diversity in the goal indicates the intent of not just having high income people living in Sun Valley but also other people involved in trade, craft, art etc. are able to live here too.

Peter Hendricks said there is economic diversity in our area of city impact; that it really does not matter if the City of Sun Valley lacks economic diversity because the areas with economic diversity are geographically close.

Wally Huffman commented that the unique character of Sun Valley has not been social or economic diversity, but rather a wealthy community with a high end resort. The areas right next to the City provide the resources for social and economic diversity. Chuck Rumpf concurred with Huffman and thought social and economic diversity are not important in Sun Valley unless it comes to an election.

Susan Tucker commented that we should not miss the working class. They are vibrant and are struggling to rent housing in the community. We should not leave this important aspect from the goal. Nancy Humphrey agreed with Tucker and said Goal 3 should be preserved and protected.

Lisa Stelck provided a historical perspective on Goal 3. She said this goal was included in the 2005 Comprehensive Plan because of two issues: 1.) a big concern about providing housing for city workers and first responders; and, 2.) community housing. These were significant political and community issues at that time.

John Calvert questioned how we are going to develop another economic source to achieve economic diversity. Wally Huffman added that if one can think of an objective that gets to the goal, then, the goal is relevant. He remarked that it is not realistic to think of building 150 inexpensive rental units for low income workers in the midst of the Resort. Susan Tucker responded that the affordable units should be spread throughout the community instead of concentrated in one location.

David Holmes drew members' attention to the importance of distinguishing between two types of needs: 1.) those who live here and experience Sun Valley; and, 2.) those that do not live here but experience Sun Valley by visiting. For example, the Community School provides financial support for kids outside Sun Valley to achieve social and economic diversity. Distinguishing the two types of needs will help us decide our values and articulate what kind of community we want to create.

John Calvert said the Summer Symphony attracts social diversity. Wally Huffman added that the amenities of the Resort create the influx of social diversity.

Harry Griffith said as far as economic diversity is concerned there is a new trend of jobs and business growth toward remote rural communities with a work from home model through access to broadband. This is a new type of entrepreneurial growth.

Chairman Palmedo acknowledged that this goal is an important topic. He suggested more data should be collected on the average unit cost of housing, how many people contribute to city tax, the cost of living, etc. to help us understand whether people that have different income ranges would have the ability to live here.

Addition of a Goal 4

David Holmes suggested adding a 4th goal about education and life-long learning under the first principle "Preserve the Unique Character of Sun Valley". Mark Hofman said this has already been incorporated in the draft and he showed it on the screen. He further pointed out that another comment was received requesting to add "educational diversity" to Goal 3.

Manage Growth and Development

Chuck Rumpf questioned the meaning of "context sensitive" in Goal 4. Mark Hofman said it means whether a particular development integrates with the surrounding built and natural environment. After discussion the Steering Committee agreed to remove the word "context" from Goal 4 to make it simple while the same intent remains.

Nancy Humphrey said that Goal 6 was accomplished and should be eliminated. Susan Tucker commented that this goal should not be eliminated. It is important because as more people move in, such as during the summer, impacts on transportation are increased. Peter Hendricks suggested using "sustain" instead of "provide" within Goal 6. Chairman Palmedo proposed the idea that mention of the trail system be included in Goal 6.

Mark Hofman showed on the screen a submitted comment regarding a new goal —"Support the economic vitality of local enterprises". He said this new goal tied in with Goal 2 and could be put under the first or second principle.

John Calvert asked how the city would support enterprise and what the objectives were. Mark Hofman said that an example of an objective under this goal is to establish and promote broadband access.

Foster Regional Cooperation

Chuck Rumpf suggested combining Goals 7 and 8.

Additional Comments on Comp Plan Goals

Chairman Palmedo suggested a new goal be put together to reflect the gathering of people with extraordinary talents and knowledge in Sun Valley, such as the writers conference, summer symphony, artists etc., which is part of the unique character of Sun Valley.

Overview of Comp Plan Objectives

Mark Hofman gave an overview on the objectives of the 2005 Comprehensive Plan Update. He said that objectives are specific actions that lead to the achievement of the goals. He invited members to examine these objectives and see whether they are still relevant in achieving the stated goals.

Discussion of Comp Plan Objectives

Goal 1

Objective 1: Nancy Humphrey suggested adding "historic" before landmarks.

Objective 3: After discussion, it was agreed to remove the word "natural" so that other artificial water bodies, such as the Sun Valley Lake, are protected too.

Objective 4: Peter Hendricks questioned why "in perpetuity" was included in this objective only, but not other objectives under Goal 1. Mark Hofman said "in perpetuity" implies "forever". This term applies mostly to the protection of open space and is recognized by Idaho Law, while the other items mentioned in the other objectives are open decisions.

Objective 5: Paul Willis asked what environmental hazard refers to. Mark Hofman said it includes wildfire and avalanche. David Holmes requested a 6th objective be added about lifelong learning.

David Holmes remarked that with Chairman Palmedo's suggested new goal, objectives should be added to show how to achieve the new goal. Furthermore, Holmes suggested that Palmedo's idea of "symbiotic relationship between the resort and the community" is a very crucial concept that needs to be elaborated into objectives in some way.

Chairman Palmedo asked about the status of the document "Sun Valley Comprehensive Plan and Future Land Use Map Amendment Application (3/14/11), with Exhibits (7/14/11)" in the Comprehensive Plan Update. Mark Hofman said that none of the information from the 2011 application was incorporated in the 2014 Comprehensive Plan Update yet. He said that the document is posted to the City's web page and serves as background or reference material and at some point Sun Valley representatives will provide information to the Committee about how they currently wish to update the Comprehensive Plan.

Additional Public Comments and Questions

Dick Fenton said there are two ideas that he would like to see articulated in the updated Plan's goals. First, the Resort provides capital investment to improve amenities and hospitality which is a key driver of the local economy. It is critical for the health of the community that Sun Valley Company be successful. Second, we need young people to carry this community forward. In this regard, we need to look at the provision of housing and education (both graduate and post graduate levels), as well as opportunities for entrepreneurs in small business and the professions.

Lisa Stelck commented that there is more diversity in the community than the Committee has thought. There are many renters in the Elkhorn area. These are young people, people who manage Sun Valley Resort, community workers and professional couples. The long term rental market benefits these people as well as the property owners.

David Holmes commented on the demographic profile brought up by Dick Fenton. He said that 15 families moved from New York, Chicago and LA last year for their children's education at the Community School. They are young families with heads of households aged around 40-50. They bought houses and lift tickets, etc, which is beneficial to the Resort. This demographic addition is symbiotic in nature and has a powerful impact.

Nils Ribi addressed the property tax concern raised previously by Paul Willis. He said that about 15 to 17 percent of the property tax paid by Sun Valley property owners goes to the City. The rest goes to the School District, Blaine County and other taxing districts. He said there has been no tax raise by the City in the last two fiscal years. He also addressed the question of protecting open space in perpetuity raised by Peter Hendricks. He said that in the 2005 Comprehensive Plan Update effort, in discussing the 2004 Sun Valley Vision Plan, the community keenly expressed their desire to protect open space. The Sun Valley Company also agreed at the time and was willing to do it. This issue will be tested again in the current 2014 Comprehensive Plan Update.

Karen Reinheimer commented on Goal 3 regarding diversity in the community. She pointed out that the Sun Villas next to the Catholic Church, the Ateliers, Indian Springs and the Ranch condominiums reflect parts of Sun Valley which are within a more moderate income range. In terms of land use, consideration should be given in time to protect these kind of assets. She also commented on part of Objective 2 of Goal 1: the protection of wildlife corridors. She said that this may be an actual action item: the present mapping of the wildlife corridors, and emphasized the importance of doing so.

Chairperson's Conclusion and Way Forward

Chairman Palmedo concluded the meeting with an overview of the coming May meeting, including:

- Review of discussion from today's meeting and in previous meetings;
- Preliminary review of Future Land Use Plan, Section III;
- Discussion on the structure of future community outreach.

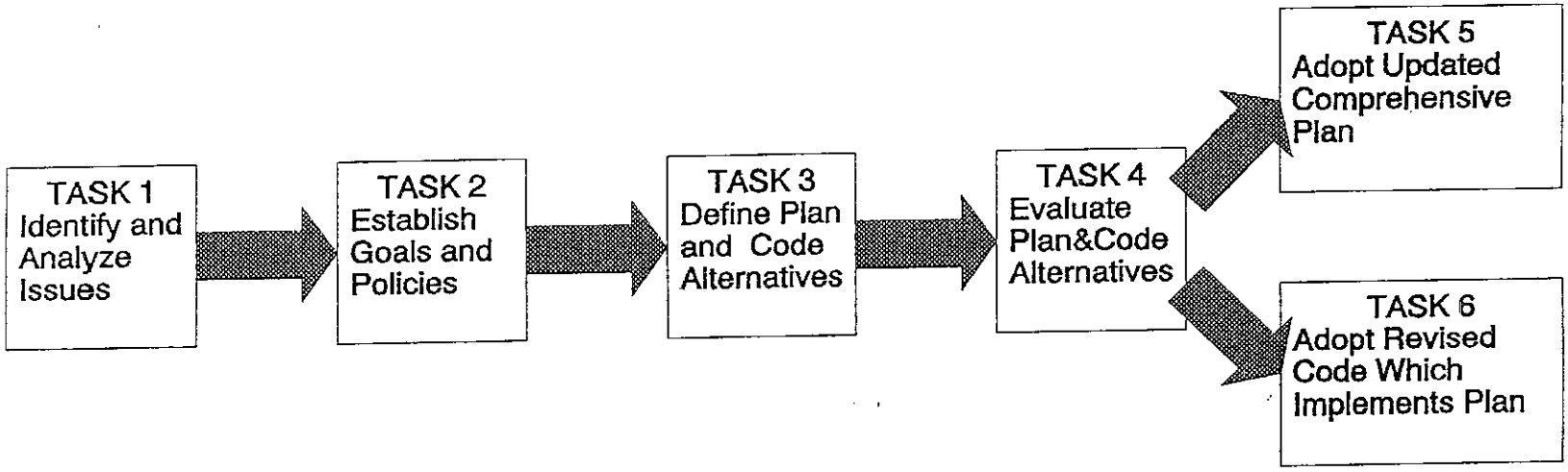
Adjourn

There being no other business, the meeting was adjourned at 6:00 p.m.

Appendix A

FIGURE 1

CITY OF SUN VALLEY COMPREHENSIVE PLANNING PROCESS



PHASE I
Issues Identification

PHASE II
Issues Resolution

PHASE III
Plan/Code Adoption

Source: Design Workshop, Inc., Alan Richman Planning Services and Puchner & Williams, November, 1991.

Appendix B

FIGURE 4
RESORT DEVELOPMENT AND EVOLUTION

STAGE	RAW LAND	INITIAL MASTER PLANNING	LAND DEVELOPMENT	RESORT DEVELOPMENT	COMMUNITY DEVELOPMENT
GOALS	FEASIBILITY	INFRASTRUCTURE	CREATE BED BASE	ESTABLISH STABLE MARKET	COMMUNITY DEVELOPMENT
ISSUES	Building Feasibility	Roadways	Unit Count	Resort Image	Quality Education
	Regional Access	Sewer	Architectural Image	Shoulder Season Marketing	Hospital/Health Care
	Slope	Water	Theme	Conferencing	Housing
	Land Capability	Power	Market Absorption	Summer	Transportation
	Concept	Construction Staging	Mix	Skier Visit Growth	Land Use
			Real Estate Marketing		Conservation
					Air/Water Quality
					Growth Control
					Trails
					Community Values
DECISION MAKERS	LAND OWNER	TECHNICAL TEAM	LAND DEVELOPERS	RESORT OPERATORS	PUBLIC

HIGH CONSENSUS LOW CONSENSUS