

**DRAFT**  
**Minutes of the Planning and Zoning Commission**  
**April 17, 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 April 17, 2014 at 9:00 a.m.

**1. Call To Order**

Chairman Ken Herich called the meeting to order at 9:05 a.m.

**Present:** Chairman Ken Herich, Commissioners Bill Boeger, Jake Provonsha, John O'Connor, and Margaret Walker.

**Absent:** None.

**Also Present:** Community Development Director Mark Hofman, Community Development Planning Technician and Associate Planner Isabel Lui, City Attorney Adam King, City Clerk Hannah Stauts, Cinda Lewis, Mark Thoreson, Wally Huffman, Peter Hendricks, Garth McClure, Karen Reinheimer, Nancy Humphrey, and Liz Warrick.

**2. Public Comment**

None.

**3. Consent Agenda**

A. [Draft Minutes from the Planning and Zoning Commission Meeting of March 13, 2014.](#)

**MOTION**

Commissioner O'Connor moved to approve the minutes of March 13, 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 March 19, 2014.](#)

**MOTION**

Commissioner O'Connor moved to approve the minutes of March 19, 2014, as amended, seconded by Commissioner Boeger. All were in favor, none opposed. The motion carried.

C. [Draft Minutes from the Planning and Zoning Commission Meeting of March 20, 2014.](#)

**MOTION**

Commissioner Provonsha moved to approve the minutes of March 20, 2014, as amended, seconded by Commissioner Boeger. All were in favor, none opposed. The motion carried.

**4. Continued Business**

A. [Benchmark Associates, P.A. for Sun Valley Company; Adoption of Findings of Fact for a Master Plan Development Amendment Application for changes to the approved land use designations for specific parcels approved for the White Clouds \(Gun Club\) Land Use Planning Area Master Plan and Planned Unit Development \(No. 2006-03-017\). Location: White Clouds \(Gun Club\) Land Use Planning Area; Diamond Back Road and Sun Peak Drive. Application No: MPD 2014-02.](#)

## **MOTION**

Commissioner Walker moved to accept Application No. MPD 2014-02, seconded by Commissioner O'Connor. All were in favor, none opposed. The motion carried.

- B. [Benchmark Associates, P.A. for Sun Valley Company; Adoption of Findings of Fact for a Zoning Map Amendment Application to rezone Parcels C and D from Multi-Family Residential \(RM-1\) to Single-Family Residential \(RS-1\) Zoning District, a portion of Parcel B from RM-1 to RS-1, and a portion of Parcel J from Recreation \(REC\) to RM-1. Location: Parcels A, B, C, D, and J of the White Clouds Corrected PUD Subdivision; 101 and 201 Diamond Back Road and 300 to 400 Sun Peak Drive. Application No: ZMA 2014-01.](#)

## **MOTION**

Commissioner O'Connor moved to accept the Findings of Fact, seconded by Commissioner Boeger. All were in favor, none opposed. The motion carried.

- C. [Benchmark Associates, P.A. for Sun Valley Company; Adoption of Findings of Fact for a Preliminary Plat Amendment Application for property line shifts to three existing land parcels in the White Clouds Subdivision. Location: Parcels A, B, and J White Clouds Corrected PUD Subdivision; 100 to 200 Diamond Back Road. Application No. SUBPA 2014-03.](#)

## **MOTION**

Commissioner O'Connor moved to accept Application No. SUBPA 2014-03, seconded by Commissioner Provonsha. All were in favor, none opposed. The motion carried.

- D. [Benchmark Associates, P.A. for Sun Valley Company; Adoption of Findings of Fact for a Preliminary Plat Application to create fourteen \(14\) single family residential lots on property within the Single-Family Residential \(RS-1\) Zoning District. Location: Parcels B, C, and D White Clouds Corrected PUD Subdivision; 200 Diamond Back Road and 300-400 Sun Peak Drive. Application No. SUBPP 2014-02.](#)

## **MOTION**

Commissioner Provonsha moved to approve Application No. SUBPP 2014-02 as presented, seconded by Commissioner Boeger. All were in favor, none opposed. The motion carried.

- E. [Benchmark Associates, P.A. for Sun Valley Company; Adoption of Findings of Fact for a Preliminary Plat Application to create thirty-six \(36\) residential townhome units on property within the Multi-Family Residential \(RM-1\) Zoning District. Location: Parcel A and a portion of Parcel B White Clouds Corrected PUD Subdivision; 100 to 200 Diamond Back Road. Application No: SUBPP 2014-04.](#)

## **MOTION**

Commissioner O'Connor moved to accept Application No. SUBPP 2014-04, seconded by Commissioner Walker. All were in favor, none opposed. The motion carried.

- F. [Ruscitto/Latham/Blanton Architectural P.A. for Sun Valley Resort Property, LLC; Adoption of Findings of Fact for a Design Review Application for the proposed construction of thirty-six \(36\) residential townhome units including site access, improvements and landscaping on property within the Multi-Family Residential \(RM-1\) Zoning District. Location: Parcel A and a portion of](#)

[Parcel B of the White Clouds Corrected PUD Subdivision; 100 to 200 Diamond Back Road. Application No: DR 2014-05.](#)

Commissioner Provonsha asked whether his concern regarding trash contractor access had been addressed by the applicant. The Commissioners confirmed that it had.

**MOTION**

Commissioner Provonsha moved to accept the Findings of Fact for Application No. DR 2014-05, seconded by Chairman Herich. All were in favor, none opposed. The motion carried.

**BREAK**

A break was taken at 9:25 a.m.

The meeting resumed at 9:33 a.m.

**5. New Business**

**G. [City of Sun Valley 2014 Comprehensive Plan Update: Continued review of the update process and the Steering Committee's recommendations on amendments to the 2005 Comprehensive Plan Update.](#)**

Chairman Herich asked Community Development Director Mark Hofman to provide the background regarding the 2005 effort to update and amend the Comprehensive Plan. The Commission began reviewing the updated document where they last left off in the Goals and Objectives section. A discussion was held regarding view corridors. Commissioners commented on the difficulty of defining a view corridor, how they had been mapped, and whether view corridors that would not come into discussion as part of an application before the Commission needed to be in the Comprehensive Plan.

The Commission had a conversation over the use of the language surrounding historically significant areas in the plan. Commissioners questioned whether the words "protect and preserve" should be replaced with "recognize and respect". The Commission discussed the effectiveness of the language change in addressing the intent of that section of the Comprehensive Plan and decided the words should be "recognize and respect".

The accuracy of the Elkhorn Springs recreation services stated in the Comprehensive Plan was raised. Hofman provided the suggested update from the 2005 plan revision efforts. A discussion was held regarding the planning philosophy behind 'cluster developments' and whether the idea applied to the community of Sun Valley. Karen Reinheimer, Sun Valley resident, made a comment regarding the undeveloped land at the Sun Valley Gun Club as an area that could possibly see a cluster development.

The Commission asked Hofman to explain the legal and City Code definitions and restrictions regarding manufactured homes. Hofman explained why they were in the Comprehensive Plan and ensured that what was stated was legal in regards to State and City code. Chairman Herich felt that item could be removed. Chairman Herich asked whether impact or development fees had been addressed already by the City. Hofman said the Council has tried to deal with that issue, but there are currently no impact fees.

Wally Huffman, for Sun Valley Company, expressed concern about distinguishing the intended use of comprehensive plans in comparison to ordinances and stated his opinion on the purpose of the City's

Comprehensive Plan. Nancy Humphrey, Steering Committee member, responded to some of Huffman's comments. She said Sun Valley is a community that cares passionately about aspects of the Comprehensive Plan. She encouraged the City to keep words like "preserve and protect" in the plan. Humphrey said she feels the Comprehensive Plan should reflect that desire of the Community.

Chairman Herich asked whether the River Run section needed to be revised. Hofman reviewed what future developments could be possible in that area, what the current uses are and why the City would need to keep it in the Comprehensive Plan. Chairman Herich suggested changing that section to include the park and ride parking lot. The Commission then began to review Chapter 3, Future Land Use. They reviewed the proposed changes and updates from the Steering Committee recommendations.

Chairman Herich felt they had reached a good place to stop and encouraged the Commission to contemplate the concept of LUPAs and whether they should be included or not prior to the next meeting on the Comprehensive Plan. City Attorney Adam King reminded the Commission that this issue is a legislative one, and they are not limited regarding outside conversations on the Comprehensive Plan.

**6. Discussion Items**

The Commission reviewed upcoming meeting dates and discussed their availability. Commissioner O'Connor and Boeger will be absent for the May 8th meeting. Hofman said at present there was nothing for the agenda for May 8th. The Commission agreed to hold the next meeting on the Comprehensive Plan Update on May 22<sup>nd</sup>. Chairman Herich asked the Commission to come prepared to discuss why or why not they feel LUPAs should remain and to share their logic behind leaving or eliminating special sites.

**7. Adjourn**

**MOTION**

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

The meeting was adjourned at 2:18 p.m.

**Meeting Schedule**

Special Planning & Zoning Meeting, April 23, 2014 at 9:00 a.m.  
Regular Planning & Zoning Meeting, April 24, 2014 at 9:00 a.m.

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Ken Herich, Chairman

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Hannah L. Stauts, City Clerk