

**DRAFT**

**Minutes of the Planning and Zoning Commission**

**April 23, 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 23, 2014 at 09:15 a.m.

**1. Call To Order**

Chairman Herich called the meeting to order at 9:10 a.m.

**2. Public Comment**

**3. Consent Agenda**

None.

**4. Continued Business**

- A. [Scott Thompson for Evergreen Ventures, LLC; Adoption of Findings of Fact for the revised Lane Meadows development applications, including: Annexation request to incorporate into the City of Sun Valley from unincorporated Blaine County; Comprehensive Plan/Future Land Use Map Amendment \(CPA 2013-02\) for a Low Density Residential land use designation; Zoning Map Amendment \(REZ 2013-03\) to zone the property to the Single-Family Residential \(RS-1\) Zoning District; Master Plan/Planned Unit Development \(CUP 2013-01\) for single family residential development, including a private street and an open park parcel; Preliminary Plat \(No. SUBPP 2013-11\) for a ten \(10\) lot single family subdivision with associated improvements; and, Development Agreement for a single phase residential development. Location: 12671 and 12673 Highway 75; Tax Lots 5994 and 6790, Blaine County.](#)

Chairman Herich reviewed the various applications before the Commission and said the Commission will discuss the annexation request first. Jim Laski, attorney for the applicant, requested that the record reflect that the applicant has received approval from the Idaho Transportation Department (ITD) regarding the striping for the 10-foot center turn lane access, the sidewalk and the curb. Hofman said he has seen the emails from ITD saying they are comfortable with the turn lane and the sidewalk. Hofman explained to the Commission that ultimately the decision on the sidewalk and turn lane are still in the City's hands. Hofman said that the City Engineer has said the standard for a turn lane is 14-feet, but that it could be reduced and still be acceptable.

Commissioner O'Connor asked for clarification as to why all of the applications were submitted as one package. Hofman explained that the intention had been for the Commission to be able to see the broader picture of the overall project. He reminded the Commission that they can still act individually on any of the applications, however if the annexation is not approved then none of the others can be acted on.

Chairman Herich asked the Commissioners to weigh in on the applications. Commissioner Walker said she disagreed with aspects of the project and felt it was an inappropriate addition to the surrounding development. Commissioner O'Connor said if they were acting on the property solely as an annexation he would have voted yes, but that he disagrees with some of the other applications. Commissioner

Provonsha said the only value he sees in having this property annexed into the City is for the benefit of the Lane Ranch property owners to weigh in on the design review of its development. He agreed with the other Commissioners that it was a well thought out application. Commissioner Boeger complimented the staff's work on reflecting the conclusions of the Commission in the Findings of Fact. He felt the applicant has done a good job with the application and has made several concessions for the neighboring property owners.

#### **MOTION**

Commissioner Provonsha moved to accept the Findings of Fact and Conclusions of Law for the annexation request as presented by staff, seconded by Commission Walker. Commissioner O'Connor and Commissioner Boeger opposed. Three were in favor, two opposed. The motion carried.

The Commission discussed the Comprehensive Plan/Future Land Use Map Amendment Application. Commissioner O'Connor noted that items A and G in the Findings of Fact reflect his reasons for supporting the denial of the application. City Attorney Adam King explained the dynamics of the vote before them. The vote is to say whether or not you support the Findings, not whether you agree that the Findings reflect the majority feeling of the Commission. Chairman Herich further clarified that if you are for the project, then you would deny the Findings. Hofman said that since the Commission has denied the application for annexation the other applications cannot be recommended for approval. However, getting the Findings correct and taking action on them will help the City Council, since they will be next to consider the applications.

#### **MOTION**

Commission O'Connor moved to accept the Findings of Fact and Conclusions of Law as presented for the Comprehensive Plan/Future Land Use Map Amendment Application and to recommend denial of the application to the City Council, seconded by Commissioner Walker. Commissioner Boeger opposed. Four were in favor, one opposed. The motion carried.

The Commission discussed the Lane Meadows Zoning Map Amendment. Chairman Herich recommended that the County zoning information for the area be added to the Findings. The Commission and Hofman discussed how to reflect the position that the proposed density is too dense and developed language to reflect their concern.

#### **MOTION**

Commissioner Provonsha moved to accept the Findings of Fact and Conclusions of Law for Application No. REZ 2013-03 with the additional language as discussed and to recommend denial to the City Council, seconded by Commissioner O'Connor. Four were in favor, Commissioner Boeger opposed. The motion carried.

The Commission discussed the Master Plan Development/Planned Unit Development Application. Commission Boeger stated that he did not feel all the phrases in the Findings regarding the social and economic contributions of the project were actually discussed by the Commission. The Commission agreed to strike the section of the Findings regarding whether the application contributes to the social, economic, environmental and natural setting. However, the Commission requested that the portion stating the application was not compatible with the neighborhood remain.

#### **MOTION**

Commissioner Provonsha moved to accept the Findings of Fact and Conclusions of Law for CUP Application NO. 2013-01 as amended and to recommend denial to the City Council, seconded by Commissioner Walker. Commissioner Boeger opposed. Four were in favor, one opposed. The motion carried.

The Commission discussed the preliminary plat application.

#### **MOTION**

Commissioner O'Connor moved to recommend denial of Application No. SUBPP 2013-11 with the corrections as noted, seconded by Commissioner Provonsha. Commissioner Boeger opposed. Four were in favor, one opposed. The motion carried.

The Commission discussed the development agreement. Hofman explained that all of the issues discussed throughout the other applications were captured in the development agreement. The Commission agreed to also remove the elements in these Findings regarding the application's contribution to the social, economic, environmental, and natural setting. Again, the Commission requested that the comment "does not ensure neighborhood compatibility" remain. The Commission discussed additional edits regarding neighborhood amenities, recreation facilities, and noise.

#### **MOTION**

Commissioner Walker moved to accept the Findings of Fact and Conclusions of Law for the development agreement as edited and to recommend denial to the City Council, seconded by Commissioner O'Connor. Commissioner Boeger. Four were in favor, one opposed. The motion carried.

Commissioner O'Connor commented to the applicant and his team that he understands this has been a tough application to consider and that he encouraged the applicant to bring the application back to the Commission.

#### **BREAK**

A break was called at 10:32 a.m.

The meeting resumed at 10:50 a.m.

- B. [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. The Commission will review land use and the Land Use Planning Area recommendations from the Steering Committee to prepare for a broader public hearing tentatively scheduled for May 22, 2014.](#)

The Commission picked up their Comprehensive Plan discussion reviewing the special sites section. The Commission discussed removing the Sun Valley Resort mall as a special site. King reminded the Commission of the Municipal Code sections that would apply to any place designated as a 'special site'. The Commission requested that staff amend the special sites section by bringing it forward in the document, along with the map.

Nancy Humphrey, Steering Committee member, reflected comments shared at the committee meetings from Wally Huffman regarding the desire of the Holdings to retain Penny Hill and the Gateway as special sites. Huffman said the Holdings did recognize the inclusion of those sites.

Karen Reinheimer made comments regarding historical information pertaining to open space allocations and development in Sun Valley. Reinheimer reviewed the historical materials she plans to provide to the Commission regarding open spaces and the historic nature of areas in the community. A discussion was held by the Commission regarding historical developments and the provisions of the Comprehensive Plan.

The Commission continued to go through the special sites section and discussed edits with staff. Additional public comments were made regarding the Red Barn and the commercial core of the Sun Valley Resort. A discussion was held between Karen Reinheimer and Chairman Herich regarding changes to the Comprehensive Plan and edits requested by the Sun Valley Company.

The Commission concluded their discussion regarding special sites and began discussing whether or not to retain LUPAs. Karen Reinheimer made comments regarding keeping the White Clouds LUPA in the Comprehensive Plan and explained the discussions held by the Steering Committee in regards to that area. Reinheimer expressed her concerns about the White Clouds LUPA and the need to preserve open space and reviewed historical information on the subject. The Commission continued their discussion regarding the White Cloud LUPA. The Commissioners agreed to remove the White Clouds LUPA so long as the setback was widened in that area. Next, the Commission agreed to remove the River Run LUPA and to move the Horseman's Center LUPA into the Gateway LUPA as was recommended by the Steering Committee.

**5. [New Business](#)**

None.

**6. [Discussion Items](#)**

The Commission discussed the upcoming meeting schedule. Commissioners O'Connor and Boeger will be absent for the May 8th meeting.

Chairman Herich suggested continuing the meeting to a date certain of tomorrow's meeting, April 24th, to continue their discussion of the remaining LUPAs at the end of the agenda

**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 1:59 p.m.

**MEETING SCHEDULE**

Regular Meeting, April 24, 2014 at 9:00 a.m., Council Chambers

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Ken Herich, Chairman

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Hannah L. Stauts, City Clerk