

**Meeting Notes**  
**2013 Comprehensive Plan Update Steering Committee Meeting**  
**December 11, 2013**

The 2013 Comprehensive Plan Update Steering Committee met at the Council Chambers at Sun Valley City Hall on December 11, 2013.

**Call to order**

Chairperson Peter Palmedo called the meeting to order at 3:05 p.m.

**Committee Present:** Doug Brown, John Calvert, John Carver, Steve Cannon, Peter Hendricks, David Holmes, Nancy Humphrey, Wally Huffman, Bill Merizon, Peter Palmedo, Chuck Rumpf, Tim Silva, Cris Thiessen, Susan Tucker, Liz Warrick, Paul Willis, Daniel Olmstead

**Also Present:** Community Development Director Mark Hofman, Planning Technician and Associate Planner Isabel Lui, Franz Suhadolnik, Karen Reinheimer, Nils Ribi, Al Stevenson, Tom Ward

**Chairman's Opening Remarks**

Chairman Peter Palmedo welcomed everyone to the meeting.

**Comments and Questions**

Karen Reinheimer passed out a LUPA#5 Planning Area Slope Map to the Committee. She urged the Committee to take the process deeper as they review the future land use maps with reference to the slopes.

Al Stevenson said he personally did not attend the 2010/11 meeting that took place in the maintenance room. He suggested the Steering Committee get the meeting material and see what the public sentiment was back then. He remembered there was significant community input of having density off Dollar to Cottonwood. This would lead to a net increase in buildable land for Sun Valley Company with concentration in the expanded Commercial Core or Cottonwood area.

Karen Reinheimer made a correction to what she said during the last meeting. She said instead of 75 acres for 48 units at Trail Creek, she would correct it to approximately 75 acres with opportunity for an estimated 101 units at Trail Creek. She said there was tremendous opportunity for building out there. She saw Trail Creek as a density transfer site.

Liz Warrick said it is the community vision to keep the Gateway open on the west side. She asked whether the proposed land use on the east side represents the community vision too. Mark Hofman said that the draft exhibit of the Gateway LUPA was a result of the Committee's discussion from the last meeting.

Wally Huffman said he was not at the last meeting. He said that the current draft exhibits did not represent the interest of Sun Valley Company. His understanding from two meetings ago was that in the Gateway LUPA, it was to maintain the west side as Open Space, leaving the east side and Prospector Hill intact as shown in the 2005 Comprehensive Plan, and up zone Cottonwood as Commercial to allow the building of a hotel. Huffman said that the Holdings would not accept the current draft exhibits and they would disagree with it when it goes to the City Council. He said that Sun Valley Company never had the intent to build on the Commercial area to the maximum density of 21 units per acre. Hence, the proposition of increasing density in the Commercial area as a trade off to the density removed in Gateway and Prospector Hill is not relevant.

## **Discussion of Densities for the Three Remaining LUPAs**

### **Sun Valley Gateway**

Mark Hoffman gave an overview of the new draft exhibit of the Gateway LUPA and explained there was a link between the Gateway LUPA and the Village Core LUPA in terms of density transfer from the former to the latter.

Based on the new draft exhibit, the Steering Committee made the following comments:

- Tim Silva reiterated that Sun Valley Company voted differently on the future land use of the Gateway. He said that the Company would like to see Medium Residential on both sides of Bitterroot Road.
- Nancy Humphrey said the draft Gateway LUPA should reflect the vision of the community. She said the 250 people attended the Town Hall meeting two years ago were vocal on having Open Space in Gateway and Prospector.
- Chairman Palmedo said that the draft exhibit reflects the Committee's broader consensus; it is the majority view of the Committee.
- Wally Huffman said the 5-acre parcel was designated for public use and was developable. It contradicts the idea of keeping the west side of Gateway as Open Space. Nancy Humphrey said that the city land belongs to every citizen; the City may consider donating it to make it Open Space.
- Cris Thiessen said that he would accept development on the east side of Gateway behind the tree line. As long as it is low level development, it would not be visible. It would be a great trade off to preserve the west side as Open Space. John Carver concurred with Thiessen and complemented Sun Valley Company for a good track record of remarkable landscaping.

### **Dollar Mountain, Prospector Hill, and Sun Valley Municipal Complex**

Wally Huffman passed a sizable picture of Prospector Hill taken from Dollar Lodge to show how the current development blends in with the natural environment.

The following is a summary of the Steering Committee's comment on the draft exhibit.

- Moving the LUPA boundary line up to the 25% slope line. Though nothing can be built on the 25% slope line, it does not mean people cannot acquire the land which is useful for Single Family Residential development. Putting density to North East Trail Creek is an onerous development as two bridges need to be built. The land is better used for Recreation such as another 9-hole golf course. (Wally Huffman)
- It is important to leave the higher part of Prospector Hill above the three homes intact to keep it pristine. (Peter Hendricks, Cris Thiessen)
- To allow development up to the 25% slope line means more trees will be planted which will block the view corridor. Furthermore, the additional development will add more density to the hillside, expand the demand for infrastructure and water supply, and produce additional lights that may threaten the dark sky. (Susan Tucker)
- The proposed 32 Single Family Units as laid out in the 2005 Comprehensive Plan will not create an impact that is significant enough to change the environment drastically. It is not anything like the development in Elkhorn. Sun Valley Company hopes that a document would be created to enable the company to apply for rezoning of the land. Sun Valley Company has chosen not to develop on many lands that are zoned for development. (Wally Huffman)

- Prefer to see a lot of the development takes place in the Commercial Core, not in what should be open space. (Peter Palmedo)
- The first Comprehensive Plan for the City of Sun Valley in 1978 stated the central theme of the Plan was “to preserve and reinforce the present Sun Valley and Elkhorn Village Centers with their multiple resort, recreational, commercial and civic uses, surrounded by close-in residential areas suitable for walking to the various recreation and entertainment facilities. The Plan stated that “building should be confined to the valley floors and lower slopes of the surrounding hillsides...the feeling of openness should be further enhanced by providing protected open space along the highway entrance to the City and by using the existing golf courses...” It characterizes the City of Sun Valley as “a recreation village surrounded by open space”. (P.8 City of Sun Valley Comprehensive Plan Update amended October, 1994, read by Nancy Humphrey)
- Out of respect for private property rights, we should not say no to development at the lower part of Prospector Hill. Some sort of compromise should be reached (Cris Thiessen)

### **Gateway LUPA and Dollar LUPA Discussion Continued**

Wally Huffman was concerned about the removal of density from both the Gateway LUPA and the Dollar LUPA. He said that the Steering Committee should decide to give up one or the other in terms of density removal to reach a compromise that Sun Valley Company could agree to. He said that the Penny pasture will stay forever green and the Cottonwood parcel will be used for hotel development. He proposed that the land use of Prospector Hill stays the same as in the 2005 Comprehensive Plan.

Chairman Palmedo said there was a clear majority view on the Gateway LUPA as supported by the votes of the Committee. However, views on future land uses for Prospector Hill are polarized. The point of view for keeping it as Open Space and the view of retaining the land use plan as in the 2005 Comprehensive Plan are both strong.

Wally Huffman said that with the City reserving land to allow for expansion of City Hall, the Multi Family Residential parcels on both sides of Elkhorn Road would be developed into 3-4 story buildings which would be ugly.

Peter Hendricks proposed spreading out the density to avoid the construction of 4 story buildings. He proposed extending the area of Medium Density Family on the east side of Elkhorn Road up to the escarpment to create economic value. Hendricks further suggested moving the boundary line of this LUPA below the pine tree in exchange for keeping the west side of Gateway green. He proposed to have Medium Density on the north side of Bitterroot Road and the City parcel be designated as Open Space.

Chairman Palmedo said the City has the design guidelines to limit building height and a process exists to ensure new buildings blend in with the environment aesthetically. He said that the density on property was flexible and construction could be done attractively.

Nancy Humphrey concurred with Hendricks’s proposal on Prospector with higher density closer to Dollar cabin and lower density on the east side. She said she likes the draft Gateway LUPA exhibit.

David Holmes said he agreed with Hendricks’s proposal on Prospector and accepted some density north of Bitterroot Road. He would like to see the City parcel in the Gateway as open space.

Wally Huffman said the potential of a gondola route exists on the east side of the Gateway inside the tree line area. He would like to see Cottonwood remains as Multi Family and not become Commercial. He agreed with Hendricks’s proposal on Prospector but would like to see the LUPA boundary line shift to the 25% slope. He said this is not popular with the community but is necessary to trade for the Gateway green belt.

Chuck Rumpf said the two LUPAs should respect the community vision stated two years ago. He predicted any grand bargain would lead to a big uproar. He was in favor of Hendricks's proposal on the LUPAs.

Dan Olmstead preferred to see the boundary line of Dollar LUPA moved up to the 25% slope. Looking at the rendering, he believed there would be no problem on the view corridor. As for the density north of Bitterroot Road, he would like to see a little bit of density.

Paul Willis said he was in line with Hendricks's proposed principle. He suggested the City land in the Gateway be designated as Recreation.

Doug Brown said the City parcel in the Gateway should be open space. He agreed on Hendricks's principle on Gateway but felt that 14 du/acre was a pretty high density. He wanted to see the boundary line of Prospector Hill pushed up to the upper red line proposed one meeting ago.

Steve Cannon said he agreed with Hendricks's proposal but he was concerned building on the east side of Bitterroot Road will consume the green space and consideration should be given to the eventual construction of a gondola. He said that the land use designation of the City parcel in the Gateway should be addressed.

Tim Silva said he stayed consistent with what he voted in the last meeting. He said that the City parcel should be consistent with the Open Space designation on the west side of Gateway. He liked to see the Prospector Hill land use designation stay the same as in the 2005 Comprehensive Plan. Furthermore, he would like to see the Cottonwood parcel designated as Medium Residential. As for the parcel north of Bitterroot Road, he would like it to be designated as Medium Density Residential.

John Carver said he agreed with Hendricks's proposal though he did not like the idea of pushing the LUPA boundary line below the pine tree.

John Calvert said he liked Hendricks's proposal for Gateway and the Dollar LUPA. However, for the LUPA boundary line on Prospector, he preferred not to push it that high up as what Hendricks proposed. He would like to see lower density on the higher level so that open space would be protected.

Bill Merizon said he would like to see Huffman's proposal before he expressed his final view on the LUPAs.

Susan Tucker said she did not like Cottonwood as part of the Commercial Core. The City parcel on Gateway should be open space. The parcel north of Bitterroot Road should be designated as Recreation. She said she likes the current draft exhibit of the Dollar LUPA.

Liz Warrick said the City parcel on Gateway should be green or light green; it can be used for Single Family if required. She concurred with Hendricks's proposal on Prospector but thought that the raising of the LUPA boundary line was an important issue that called for more discussion.

Chairman Palmedo said he likes the current draft exhibit of the Gateway. He said that Open Space is valuable to the community for hosting events and celebration; it is short sighted to trade Open Space for townhouses. He thought it was reasonable to have some more Single Family density added to Prospector. To minimize the impact to the environment, these Single Family homes could be of single story with a flat roof.

Cris Thiessen said he likes to see the west side of the Gateway painted as open space. He could accept the eastside with some kind of density up to the Horseman's Center. He had no problem of adding more Single Family density on Prospector as proposed by Palmedo.

### **Voting for Gateway LUPA**

\*Note: Cris Theissen, Chuck Rumpf and Dan Olmstead left the meeting prior to voting.

Mark Hofman said that the City parcel was currently blue with land use designation as Public/Quasi public. He said there was a unanimous agreement from the Committee at this point to change this parcel into green to keep the whole west side of Gateway as Open Space. Hofman advised the Committee to consider this parcel for Recreation.

There were two leading opinions on the land use designation of the parcel north of Bitterroot Road. Chairman Palmedo asked members to vote for it and the following is the result.

Vote on land use designation of the parcel north of Bitterroot Road:

- Recreation as presented in the current draft exhibit (8 votes)
- Medium Density Residential (5 votes)

Chairman Palmedo also asked members to vote on the Cottonwood parcel, the current Pavilion parking lot, whether it should be part of the Gateway LUPA or Village Core LUPA

- Cottonwood parcel as part of Gateway LUPA (11 votes)
- Cottonwood parcel as part of Village Core LUPA (2 votes)

### **Alternative for Dollar LUPA**

Mark Hofman said based on the discussion for the Dollar LUPA he would come up with two alternate options based on the current exhibit for the next meeting.

- Extend the Medium Density Residential to the escarpment on the east side of Elkhorn Road and push the boundary line of Prospector further up and south as described by Hendricks.
- Extend the Medium Density Residential to the escarpment on the east side of Elkhorn Road and push the boundary line of Prospector to 25% slope line as shown in the 2005 Comprehensive Plan Update.

Chairman Palmedo asked members to vote for the concepts of the Dollar LUPA

- Dollar LUPA as presented in the 2005 Comprehensive Plan Update (5 votes)
- Dollar LUPA as presented in the current exhibit (7 votes)

Chairman Palmedo said the discussion on Dollar LUPA will continue in the next meeting when the other draft alternatives are available.

### **Comments and Questions**

Karen Reinheimer said the Gun Club LUPA has 45 acres zoned for 1-2 units per acre, and 27.8 acres zoned for 14 units per acre. She said the total area was zoned for 234 units or more and it was not true that the Sun Valley Company had no place for density. She further pointed out that in Commercial zoning building height was not allowed to exceed 64 feet which applied to the Cottonwood parcel. She said she had concern about the future development of a gondola on the Cottonwood parcel which would lead to the urbanization of the

east side of Gateway. She suggested that the Sun Valley Company move up the density of Cottonwood to medium density and consider other areas for density trade.

**Remaining Meeting Schedule Update**

Two meetings have been scheduled for January- January 14 and 28, 2014, from 3:00 pm to 5:00 pm.

**Adjourn**

The meeting was adjourned at 6:45 p.m.