

Meeting Notes
2013 Comprehensive Plan Update Steering Committee Meeting
December 3, 2013

The 2013 Comprehensive Plan Update Steering Committee met at the Council Chambers at Sun Valley City Hall on December 3, 2013.

Call to order

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

Committee Present: Doug Brown, John Calvert, Steve Cannon, Peter Hendricks, David Holmes, Nancy Humphrey, Bill Merizon, Peter Palmedo, Tim Silva, Cris Thiessen, Susan Tucker, Liz Warrick, Daniel Olmstead

Also Present: Mayor Dewayne Briscoe, Community Development Director Mark Hofman, Planning Technician and Associate Planner Isabel Lui, Franz Suhadolnik, Karen Reinheimer, John O' Connor, Nils Ribí, Al Stevenson

Chairman's Opening Remarks

Chairman Peter Palmedo welcomed everyone to the meeting.

Comments and Questions

Mayor Briscoe said he received the request for a time extension from the Steering Committee. He said the Steering Committee was formed under a resolution and was temporary. Mayor Briscoe stated the Comprehensive Plan update process operates in a tight time frame; it includes review by the Planning and Zoning Commission and City Council before its final adoption by the latter. Mayor Briscoe said he would like to see the process be open and transparent and he anticipates the process to wrap up in the summer when most citizens are in town. He said that the reappointment of the Committee needs to go through a legal process during the January Council meeting. Mayor Briscoe suggested staff send out a notice to all current Steering Committee members and whoever would like to be reappointed should reply and express their interest. Given the tight time frame, Mayor Briscoe proposed the reappointment to last until the end of January, 2014.

In addition, Mayor Briscoe talked about the word "consensus" in the context of the Steering Committee's work in making a recommendation. He cited City Attorney Adam King's legal advice that "consensus" does not appear anywhere in the Local Land Use Planning Act nor does it appear in Black's Law Dictionary. Thus, it is not a legal term of art. With the absence of any by-law, King thought that the Committee should form a recommendation based on a simple majority. The Steering Committee is just a recommending committee and ultimately the City Council has the final say.

Liz Warrick asked Tim Silva what distinguishes Sun Valley Resort from its peers. Tim Silva said he was not sure who the peers were. In respect to conference business, Coeur d'Alene competes in a certain way with the Sun Valley Resort. In regard to skiing it is difficult to point out the competition because of where Sun Valley is and that what it offers is unique.

Opportunity to Discuss Prior Topics and Revisions

Nancy Humphrey requested that Mark Hofman explain the difference between Open Space (OS) and Outdoor Recreation (OR-1).

Mark Hofman said that OR-1 no longer exists in Development Code but it remains on the zoning map. OR-1 is broad and can be categorized as active or passive. Any new application for development on OR-1 lands requires a proposal to rezone the land to either Open Space (OS) or Recreation (REC). Mark Hofman displayed on the screen *City Ordinance 382, Table 9-2C-1: Allowed Uses in the Recreation-Open Space-Public Zoning Districts*. He walked the Committee through the various allowed uses under Recreation (REC) and Open Space (OS) Zoning Districts.

Release of Recommended Amendments to Date in Paper Form for Final Review

Mark Hofman gave an overview of the draft amendments to date. He said the draft working document captures all the input in the received emails and from consensus in the meetings. He said that the Committee would review the three LUPA exhibits today. The text of the various remaining chapters would be reviewed in the upcoming meetings.

Discussion of Recommendations for the Three Remaining LUPAs

Mark Hofman presented the three concept LUPA exhibits for the Sun Valley Gateway, Sun Valley Resort/Village Core, and the Dollar Mountain, Prospector Hill, and Sun Valley Municipal Complex which captured comments from the November 12, 2013 meeting. He emphasized the purpose of the draft concept exhibits is to aid further discussion.

Sun Valley Gateway

Tim Silva said the current draft exhibit on the Gateway LUPA does not work for Sun Valley Company. He said that based on the 2005 Comprehensive Plan, the Committee thought that the west side of the Gateway should not be developed. In exchange for the density loss on the west side behind the tree line and around Penny Hill, it was agreed that the density loss would be compensated by increasing the density of the Cottonwood parcel which was to be shown as Commercial. He said having the Horseman's Center painted as Open Space was a huge issue because its current use would not be compatible with the long term vision for the site. Silva said there was no indication of eliminating density on the east side of Sun Valley Road in the last Committee discussion.

Chairman Palmedo recapped the discussion of the Gateway to date. The Committee has a consensus of having the west side of Gateway retained as Open Space. On the east side, some areas can accommodate Residential density. Committee members discussed some ideas of land use possibilities on the east side of Gateway:

- To designate Horseman Center as Recreation and have it included as part of the Village Core LUPA which will allow for the most flexibility of development in the years to come. (Tim Silva)
- In considering which LUPA the Horseman Center should go in, this is the point for reference: The Village Core LUPA involves land of more active use while the Gateway LUPA involves land that is passive with a vision for open visual and aesthetic preservation. (Mark Hofman)
- By designating the Horseman Center as Recreation, it means massive building will be allowed. It will not keep the area visually open. (Susan Tucker)
- If something is to be built on the Horseman Center, it needs to go through a Design Review process to ensure any structures blend with the overall aesthetics of the area. (Mark Hofman)

- Potential exists for workforce housing on the south side of Bitterroot Road which is the most hidden area. (Mark Hofman)
- The Red Barn was built in the 1900s by Lewis and later bought by Brass Ranch. It is a site of important historic value and an icon of Sun Valley. It should be retained as Open Space. The old stable building can be designated as Recreation. (Nancy Humphrey).

Each Steering Committee member was invited to state their view on appropriate land use for the east side of the Gateway. There were three key views:

- From the Horseman Center to the north of Bitterroot Road as Recreation, south of Bitterroot Road as Medium Density Residential;
- Horseman Center designated as Recreation and areas beyond the Horseman Center to the Red Barn designated as Medium Density Residential;
- Horseman Center designated as Commercial and included in the Village Core LUPA. Maintain Medium Density Residential for the rest of the two parcels on both sides of Bitterroot Road.

Chairman Palmedo summed up the discussion. He said that there was nearly unanimous agreement that the west side of the Gateway be kept as Open Space. As for land use designations on the east side, members were invited to vote on the particular desired land use designation of the different parcels:

- Horseman Center
 - as Recreation (10 votes)
 - as Commercial (2 votes)
 - as part of Gateway LUPA (9 votes)
 - as part of the Village Core LUPA (3 votes)
- South boundary of Horseman Center to north of Bitterroot Road
 - as Recreation (7 votes)
 - as Open Space (3 votes)
 - as Medium Density Residential (2 votes)
- Parcel south of Bitterroot Road as Medium Density Residential (8 votes)

Dollar Mountain, Prospector Hill, and Sun Valley Municipal Complex

Mark Hofman gave an overview of the draft exhibit of this LUPA. He pointed out the uphill area between the two red lines is designated as Open Space. In 2005, a large scale slope analysis was conducted and not all of the identified area was necessarily over 25% slope. Any proposed development in this area will require a site specific slope analysis over the defined project area. The site specific analysis will determine the hillside issues and the visual impacts for the view corridor. Hofman further explained the Open Space area between the two lower red lines was an escarpment. The Committee has to decide where the red boundary line will go and the level of appropriate residential density along Elkhorn Road.

Chairman Palmedo said he is a property owner in this LUPA area and wanted to recuse himself from this part of the discussion and have Cris Thiessen lead.

Each member was invited to state their view on the proper land use designations for this LUPA. There were two key views:

- Have this LUPA stay the same as captured in the 2005 Comprehensive Plan (Tim Silva)
- Have this LUPA in accordance with the new draft exhibit presented (the rest of the Committee)

In support of the new draft exhibit, Peter Hendricks said he had taken some time to walk and drive around the area. He said that as he drove up Sun Valley Road and looked to his right, he saw the ridge line and the whole area was clear, stunning, and beautiful with the houses on Wedeln Lane in view. He advocated keeping the area pristine as the new draft exhibit proposed. He said the parking lot adjacent to Dollar should be designated as Medium Density Residential that allows the construction of ski in-and-out homes. He said that it was appropriate to have Low Density Residential on the gentle slope. Finally, Hendricks said he saw there was terrific economic value in the proposed LUPA.

Nancy Humphrey also supported the new draft exhibit. In addition, she emphasized it is important to gather the community's view on the proposed LUPA.

Tim Silva said that in the Sun Valley Resort Vision Plan, 3405 units were allowed in the current zoning but it was cut down by one third to 2131 units. Under the current proposal by the Committee, density on the west side of Gateway is all gone, density on the east side is not known yet, and with any reduced density at Dollar we need to find an answer to where to put the density. Silva said the Village Core cannot absorb more than what it is there now. In addition, Silva said the community attaches a lot of importance to Open Space but they also have to remember that the economic value of Sun Value Company business is also hugely important to everybody.

In response to Tim Silva's concern on where to put density, Nancy Humphrey proposed to have the pink and orange color of the Commercial Core extended all the way to the lake to cover homes along the lake which may help with the density issue.

Vice-Chairman Thiessen proposed a vote on the two key versions of the LUPA:

- The new draft exhibit with the lower red line enclosing the Low Density Residential as the LUPA's boundary (10 votes)
- Keep this LUPA the same as in the 2005 Comprehensive Plan (1 vote)

Action Items and Priorities

Mark Hofman referred to the draft amendments to date for Chapter II. He said that Action Items were listed under Goals and Objectives. A number of existing Action Items have been completed and thus were struck out or marked as complete in the draft. He encouraged the Committee to review the draft amendments and submit comments.

Comments and Questions

Al Stevenson said as a citizen he supported adding value to Sun Valley Company's future development. He said he supported a net gain in development that aligned with the community vision. Stevenson said he heard from Wally Huffman about the Holding's intention of not selling the Resort. However, we could not rule out the possibility of its sale from a business stand point. While recognizing the Company's great stewardship, Stevenson said from a planning perspective it was important that public interest be addressed as the Company moved forward in its development.

Karen Reinheimer said with the discussion of the Gateway, zoning would change on the west side. This would potentially lead to an increase of density on other area of the Gateway. She felt over time there would be an increase of density in the land use maps without any underlying zoning actually happening. She said that with Cottonwood going to Commercial on the Land Use Map, the zoning at the base of Penny Hill stays the same. She suggested the Committee take more time for thought about what they are giving up without anything concrete in their hand. Lastly, she said what was concrete in Sun Valley's hand is on Trail Creek. She said she checked the figures and worked out there were 75 acres with 48 units on it, zoned as 1-2 units

per acre. She pointed out it was premature to put so much focus on the Gateway without looking at the other options in term of adding value to the Sun Valley Company.

Nils Ribi recognized the Committee for doing a great job. He commended the Committee for listening and taking action on his comments from the last meeting. He appreciated the interplay of comments between Wally Huffman and Tim Silva. He said he was glad to see today's discussion outcome which moved the whole process forward. He pointed out the only zoning in the Gateway other than the Cottonwood parcel is at Penny Hill. All of that density was spread to the west side and east side in 2005. He said the Committee had given some economic value to the Company in the Comprehensive Plan to the Commercial Core which was a very huge bonus to the Company. He said the vision the Committee created is significant, it offers great value to both the Company and the residents of the City. Ribi said there is potential for the Company to grow and do something big in the land use planning areas. Lastly, Ribi said there may be a small reduction in the potential future right of development up at City Hall to keep the areas pristine but the density goes back into the Core and adds value.

Remaining Meeting Schedule

The next meeting has been scheduled for December 11, 2013 from 3:00 pm to 5:00 pm.

Two meeting dates were proposed for January, possibly the 14th and 28th. Staff will coordinate with the Committee before finalizing the dates for meetings.

Adjourn

The meeting was adjourned at 5:07 p.m.