DRAFT

Minutes of the Planning and Zoning Commission

June 5, 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 June 5, 2014 at 09:00 a.m.

1. Call To Order

Chairman Ken Herich called the meeting to order at 9:08 a.m.

Present: Commissioners Ken Herich, 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, Wally Huffman, Karen Reinheimer, Ann Christensen, Nancy Humphrey, Liz Warrick, Peggy Tierney, Tim Silva, Susan Perin, Peter Palmedo, Peter Hendricks and Amy Busek.

2. Public Comment

None.

3. Consent Agenda

A. Draft Minutes from the Planning and Zoning Commission Meeting of April 3, 2014.
B. Draft Minutes from the Planning and Zoning Commission Meeting of April 17, 2014.
C. Draft Minutes from the Planning and Zoning Commission Meeting of April 23, 2014.
D. Draft Minutes from the Planning and Zoning Commission Meeting of April 24, 2014.
E. Draft Minutes from the Planning and Zoning Commission Meeting of May 8, 2014.

The Commissioners discussed corrections to the minutes with the City Clerk.

Chairman Herich asked Community Development Director Mark Hofman about the drainage plan for the Lane Meadows project. Hofman explained the current status.

A discussion was held regarding the correct wording to be used in the minutes on various transportation- related issues, including the easement grant by ITD, the center turn lane in its existing width, the entrance and striping plan.

MOTION

Commissioner O'Connor moved to approve the April 3, 2014 meeting minutes as edited, seconded by Commissioner Boeger. All were in favor; none opposed.

A discussion was held regarding the current situation on the production of the Planning and Zoning Commission meeting minutes. Due to the busy work schedule of the City Clerk, the current turnaround time for the minutes is about a month, and it is hard for the Commissioners to recall the discussion correctly. Suggestion was made to contract the work.

MOTION

Commission O'Connor moved to accept the April 17, 2014 meeting minutes as amended, seconded by Commissioner Boeger. All were in favor; none opposed. The motion carried.

MOTION
Commissioner Provonsha moved to accept the April 23, 2014 meeting minutes as amended, seconded by Commissioner Boeger. All were in favor; none opposed. The motion carried.

MOTION
Commissioner O'Connor moved to accept the April 24, 2014 meeting minutes, seconded by Commissioner Walker. All were in favor; none opposed. The motion carried.

4. New Business

A. Public hearing on the City of Sun Valley 2014 Comprehensive Plan Update: Planning and Zoning Commission recommendations.

Chairman Herich said that the Commission has not had an updated version of the Comprehensive Plan update yet. Meanwhile, a number of letters were received from the public which were included in the packet material as part of the record. Herich suggested focusing today's meeting on taking public comment on the Comprehensive Plan.

Hofman provided an overview of the process the Commission has gone through to date on the Comprehensive Plan update.

Chairman Herich opened the public hearing for comments.

Susan Perin, Sun Valley resident, said she and her husband desired the Gateway area in the LUPA remain as Open Space and Recreation (OR) and elaborated on the reasons for doing so. She also cited a letter written by Kathleen Holding to the Steering Committee, which reinforced the position she stated.

Ann Christensen, Sun Valley resident, made comments regarding the importance of keeping the Gateway open with unobstructed views for appreciation of the beauty of Sun Valley.

Liz Warrick, Sun Valley resident, made comments regarding the importance of keeping the Gateway open for appreciation of the scenic vista of the Valley, an intangible asset that contributes to the business bottom line.

Peter Palmedo, Sun Valley resident and Chairman of the Comprehensive Plan Steering Committee, provided an overview of the work done by the committee and its perspectives on important future land use issues.

Nancy Humphrey, Sun Valley resident, made comments that centered on the importance of keeping the Gateway open. She read excerpts from public comment letters that were submitted.

Liz Warrick, Sun Valley resident, read the public comment letter on behalf of Peggy and Tom Tierney and Ali Long of the Quigley Foundation. Both support the Gateway to remain as Open Space.

Wally Huffman, for Sun Valley Company, commented on the content of the public hearing and remarked that they did not reflect the reality of the 2005 Comprehensive Plan and the zoning ordinance, but

merely the passionate view of part of the community. He stated that the Holdings, the property owner, reserves the right of developing the Gateway property as reflected in the current zoning, though no action was taken over neither a long period, nor anything would be done in the near future. He also commented on the inconsistency of the advocacy group that wants to keep the Gateway open. He further made comment on the limitation and possible land use for the east side of Sun Valley Road.

Karen Reinheimer, Blaine County resident and past Sun Valley resident, made comments on the past comprehensive plan process as well as the current process at the Steering Committee level. She was concerned about the inadequacy of public involvement. She also quoted a few questions and answers at the Town Hall meeting held last August and cited both the natural environment and recreational opportunities were the primary reasons for people staying and visiting Sun Valley. She also commented on the edition of the text in the current comprehensive plan review process.

Wally Huffman, for Sun Valley Company, made comments in response to Karen Reinheimer's remark on the work of the Steering Committee.

Susan Perin, Sun Valley resident, made comments about the appropriate time in holding public hearings that would maximize citizen participation.

Chairman Herich responded to Perin's comment and said the whole comprehensive plan process is closely monitored by the Mayor and to maximize public participation the amended Comprehensive Plan will be presented to the public this summer before the City Council.

Commissioner O'Connor commented that given the small number of attendees at the Town Hall meeting, he did not agree the answers represented opinions of the whole Sun Valley population.

Karen Reinheimer made comments regarding the open meetings and timing of the process. She also commented the current zoning and future land use of the Gateway.

Wally Huffman responded to Karen Reinheimer's comments.

There being no further public comment; Chairman Herich closed the public comment period.

Commissioner Provonsha made comments about the poll at the Town Hall meeting last summer and said the results reflected public opinion to a certain extent though the number of participants was relatively small. The Commission exchanged views on the use of statistics.

5. Continued Business

6. Discussion Items

For the regular June 12th meeting, staff and two commissioners will not be available, so the Commission decided to cancel the meeting.

A discussion was held with staff regarding the timeline of a completed revised comprehensive plan document that the Commission can present to the public for comment.

The Commission scheduled July 17, 2014 for Comprehensive Plan review, reserved July 22 say if an additional day was needed, and July 24th for business other than comprehensive plan. The Commission will then go back to the regular schedule.

Commissioner Boeger requested the clarification of public hearing versus public meeting. Chairman Herich explained the difference.

Wally Huffman requested clarification on the current status of LUPAs as recommended by the Commission. Mark Hofman responded.

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 11:03 a.m.

Meeting Schedule:
Regular Meeting at 9:00 am on Thursday, June 12, 2014. (CANCELLED).
Regular Meeting at 9:00 am on Thursday, June 26, 2014 (CANCELLED).
Special Meeting at 9:00 am on Thursday, July 17, 2014.
Special Meeting at 9:00 am on Thursday, July 22, 2014. (TBD)

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Ken Herich, Chairman

Attest:

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Isabel Lui
Planning Technician / Associate Planner