

AGENDA
SPECIAL COUNCIL MEETING OF THE MAYOR AND CITY COUNCIL
IN THE COUNCIL CHAMBERS – 81 ELKHORN ROAD
CITY OF SUN VALLEY, IDAHO
***JUNE 2, 2014 - 10:00 A.M.**

* The meeting will start at 10:00 a.m. with a noticed site visit to the proposed Lane Meadows development at the project address, 12671 Highway 75, near Lane Ranch for items 1-6 listed below then return to City Hall for the continued public hearings and the remainder of the agenda items.

CALL TO ORDER

ROLL CALL

SITE VISIT AND CONTINUED PUBLIC HEARINGS (3 hours max.)

1. Site visit and continued public hearing and action on the Lane Meadows Annexation Request No. ANNX 2013-01;
2. Site visit and continued public hearing and action on the Lane Meadows Comprehensive Plan/Future Land Use Map Amendment No. CPA 2013-02;
3. Site visit and continued public hearing and action on the Lane Meadows Zoning Map Amendment Application No. REZ 2013-03;
4. Site visit and continued public hearing and action on the Lane Meadows Master Plan Development/Planned Unit Development Application No. CUP 2013-01;
5. Site visit and continued public hearing and action on the Lane Meadows Preliminary Plat Application No. SUBPP 2013-11 for a ten (10) lot single family residential subdivision;
6. Site visit and continued public hearing and action on the Lane Meadows Development Agreement Request No. DA 2013-01.

EXECUTIVE SESSION, if called, pursuant to Idaho Code 67-2345 Sections (a), (b) and (f).

ADJOURNMENT - *Meeting will conclude after the completion of agenda items or at the latest 9:00 p.m. Any item under discussion or consideration at 9:00 p.m. will be completed. Any remaining items on the agenda will be scheduled for another meeting.*


CITY OF SUN VALLEY
REPORT TO THE CITY COUNCIL

To: Honorable Mayor and City Council
From: *MH* Mark Hofman, Community Development Director
Meeting Date: June 2, 2014
Agenda Item: Lane Meadows Annexation and Development Applications

SUBJECT: Noticed site visit and continued public hearings for the 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 (SUBPP 2013-11) for a ten lot single family residential subdivision with associated improvements; and, Development Agreement for a single phase residential development. **Applicant:** Scott Thompson for Evergreen Ventures, LLC. **Application Filing Date:** November 4, 2013. **Location:** 12671 and 12673 Highway 75; Tax Lots 5994 and 6790, Blaine County.

BACKGROUND: A request to annex into the incorporated limits of the City of Sun Valley and associated development applications were submitted by Evergreen Ventures, LLC for two tax lots in Blaine County that are accessed directly from Highway 75 south of the Elkhorn Road intersection. The City Council held a noticed public hearing on May 19, 2014 to consider the Planning and Zoning Commission's recommendations, review the application and public record materials, view the applicant's presentation, elicit comments from the public, and discuss the development.

After discussion, the City Council requested a formal site visit and all the proposed development's applications were continued date and time certain to 10am on Monday, June 2, 2014 to conduct the site visit and the continued public hearings.

Public Comment- As of the writing and release of this City Council Agenda Report, three additional public comment emails/letters (**Exhibits "CC-1" through "CC-3"**) were received by City staff as a result of the public notice for the public hearings on these six associated development applications.

Alternative Actions- The general alternatives available to the City Council for action on the six associated development applications include:

- (1) Make the required findings for denial and adopt the attached draft City Council Findings of

Fact and Conclusions of Law, as may be modified or specifically conditioned by the Council, DENYING the Lane Meadows Annexation request, Comprehensive Plan/Future Land Use Map Amendment, Zoning Map Amendment, Conditional Use Permit/Planned Unit Development, Preliminary Plat and Development Agreement; or

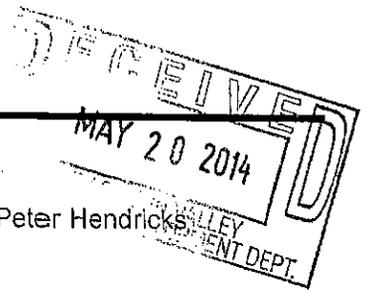
- (2) Close the public hearing, discuss the findings, vote to APPROVE the applications and direct staff to return on a date certain with a resolution of approval reflecting the comments and findings of the City Council; or
- (3) Continue the public hearing date and time certain for further information and review prior to an action on the six proposed development applications.

LIST OF ATTACHED EXHIBITS:

- | | |
|----------------|--|
| Exhibit "CC-1" | Email stamped received by the Community Development Department of the City of Sun Valley on May 20, 2014 from Susan Wolford. |
| Exhibit "CC-2" | Email stamped received by the Community Development Department of the City of Sun Valley on May 26, 2014 from Mariann Byerwalter. |
| Exhibit "CC-3" | Letter dated May 20, 2014 and stamped received by the Community Development Department of the City of Sun Valley on May 27, 2014 from Robert F. Law. |

** The administrative records for all project applications are available for review in the Community Development Department at City Hall.

EXHIBIT "CC-1"



Mark Hofman

From: Susan Wolford [waterex@cox.net]
Sent: Tuesday, May 20, 2014 12:38 PM
To: Dewayne Briscoe; Keith Saks; Michelle Griffith; Franz Suhadolnik; Peter Hendricks
Cc: Mark Hofman
Subject: Lane Meadows Subdivision

Dear Mayor and City Council Members,

This morning my email is abuzz with letters from various Lane Ranch property owners who overlook the proposed Lane Meadows Subdivision. Your suggestion at yesterday's meeting concerning Lane Meadows... for Tim Hogan to meet with the developer and his planners, etc... only addressed the tip of the iceberg, as the letters that you have received in the past from the other adjacent property owners might have suggested. Now many want to hire a joint lawyer to represent their causes, which mostly concern view corridors and setbacks. There comes a time when the Sun Valley Mayor and City Council must "bite the bullet", study the ordinances involved and consider what constitutes good overall city planning and zoning. It should not be up to the developer to have to, again, privately deal with many of the adjacent homeowners, many of whom are hostile to whatever he suggests. He has already demonstrated that he has tried to appease as many of them as possible, but it is impossible to accommodate all of their complaints. Ordinances have been put in place to guide you to make the best decision. Since when has it been up to the adjacent landowners to redesign a developer's plan which has been designed by one of the most respected planners in the Wood River Valley? The NIMBY cause will always exist, but the tough decisions are up to you.

I am one of the adjacent homeowners myself, owning Lane Ranch lot #41 at 10 Lane Ranch Rd. West. When I bought my house in 2001, I was fully aware that directly behind my house was a large piece of undeveloped property that would eventually be developed. I was willing to take the chance because I loved the house and wanted to live in Lane Ranch. Now we are at the point that all of us adjacent homeowners have dreaded, but knew might happen when we bought or built our houses. At some point we need to take responsibility for our own actions. I, of course, would love to have less than 10 houses on the property in question, but have kept silent until now to see what would unfold. I would hope that no matter how many lots are included, their placement would benefit the rest of the development and the surrounding property, as well as the developer's "bottom line", as well as what is best for the future of the City of Sun Valley. I think it is critical to our best interests that Lane Meadows be annexed into the City of Sun Valley. Good land planning and zoning dictates that point because it is a 7 acre island surrounded by the City. Sun Valley can then control the zoning to be the same as the surrounding property and to have a say in the placement of building envelopes (or zones) and to provide design review for each lot as it is built out. That would help all of the adjacent owners have some say in what comes to pass.

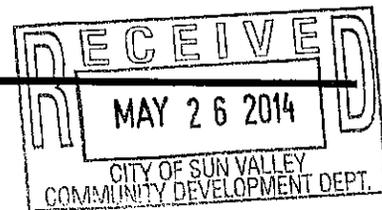
In conclusion, it would be wonderful if everyone could be happy with Lane Meadows, but that would be a rarity in the world of City "progress". The middle ground should not be dictated by adjacent owners nor by the developer, but by you who have studied the city ordinances and development concepts and trends that make sense according to where the City of Sun Valley stands in 2014. We elected you to make those decisions in your "infinite wisdom". I think we would all lose if Lane Meadows is developed in the county.

Respectfully,

Susan H Wolford
Lane Ranch Lot 41
10 Lane Ranch Rd. W, Sun Valley
waterex@cox.net

EXHIBIT "CC-2"

Mark Hofman



From: Mariann Byerwalter [mariannbyerwalter@sbcglobal.net]
Sent: Monday, May 26, 2014 3:27 PM
To: Mark Hofman

Hi Mark,

I am writing regarding the consideration of the Lane Ranch Meadows proposal. My home borders Lane Meadows, and is #6 West Lane Ranch Road. I support Scott Thompson's proposal,

IF it includes a specific stipulation/requirement that any tree height not exceed 15 feet, as proposed by the applicant, Scott Thompson.

Thank you,

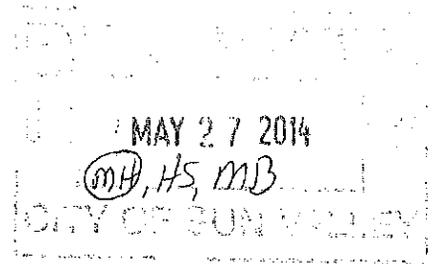
Marian Byerwalter

EXHIBIT "CC-3"

ROBERT F. LAW

May 20, 2014

Mayor Dewayne Briscoe
City of Sun Valley
P.O. Box 416
Sun Valley, ID 83353



Re: Lane Ranch Meadows proposal

Dear Dewayne:

I didn't want to take the time of the group yesterday to address what could be a very minor point, but one point does bother me.

Scott seemed to indicate that a representative assessed value of vacant lots in Lane Ranch was on the order of \$600,000, apparently based on the sale of one lot. You may have noticed that the lot next to our house is listed for \$1.3 million.

And the assumption that the assessed value of the lots in this new development would be on the order of 1.8 million seems difficult for me to believe.

The point this makes to me is twofold. One is that I have difficulty in believing that the lots in the proposed development will be roughly 3 times the value of vacant lots in Lane Ranch.

Further, this strikes me as somewhat misleading, and raises some question in my mind about the credibility of the other data that Scott presented.

Perhaps I misunderstood Scott's numbers, but I do find this discrepancy disturbing.

Congratulations on running a very efficient and effective meeting,

Robert F. Law



CITY OF SUN VALLEY
REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council
FROM: Assistant Chief of Police Mike Crawford
SUBJECT: Lane Meadows egress and ingress
DATE: May 27, 2014

On initial review of the plans with the developer and project engineer, Chief Femling and I agreed there should not be any increased safety issues concerning the ingress and egress. We came to this decision on the assurance ITD would provide a striping and lane usage plan for the entrance and exit from Lane Meadows which meets all current "Standard Specifications for Highway Construction."

The State of Idaho (IDT) and Blaine County have jurisdiction on this section of highway, including the ingress and egress lanes. It will be their call to approve the plans concerning the design of the highway striping with the additional turn/merge lanes.

With the future completion of the new bridge south of Elkhorn Road and the anticipated increase of traffic in both north and south lanes. Limiting vehicles to right turn only when entering highway from Lane Meadows entrance might have to be considered.

Sincerely,

Mike Crawford
Assistant Chief of Police