

**Meeting Notes**  
**2014 Comprehensive Plan Update Steering Committee Meeting**  
**January 14, 2014**

The 2014 Comprehensive Plan Update Steering Committee met at the Council Chambers at Sun Valley City Hall on January 14, 2014.

**Call to order**

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

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

**Also Present:** Community Development Director Mark Hofman, Planning Technician and Associate Planner Isabel Lui, Bill Boeger, Peter Hendricks, John O'Connor, Lisa Stelck, Franz Suhadolnik, Karen Reinheimer, Al Stevenson, Latham Williams

**Chairman's Opening Remarks**

Chairman Peter Palmedo welcomed everyone to the meeting.

**Comments and Questions**

Karen Reinheimer said as the Comprehensive Plan proceeded to the Planning & Zoning Commission she was concerned whether there would be open public participation, for example, in the form of workshop.

Chairman Palmedo responded this was outside the bound of the Steering Committee. He thought the City would update the public if any kind of public participation opportunity was to be available. Mark Hofman said that everything pertaining to the Comprehensive Plan update is open to the public.

Wally Huffman requested a clarification of the rules and procedures of the Steering Committee. He said Adam King had suggested that the protocol of communications should occur formally in the meeting and not in private between members of the Committee. He said he was not sure whether that protocol was followed.

Chairman Palmedo said that policy items are discussed at the meeting and reaffirmed to Huffman that the discussion is open to the public.

Wally Huffman said that if a group of individuals comprising a portion of this Committee were consulting each other whether to support or not support a particular item on the agenda that would be inappropriate.

Mark Hofman said there were two levels in looking at the problem raised by Huffman. From a legislative perspective, it is not illegal. For example, it is acceptable that a Steering Committee or Council member may talk about public issues with the public in a public premises such as a grocery store. However, the intent of setting up the Steering Committee is to encourage the transparency of the meetings supported by audio recording and note taking. To other Steering Committee members, the public, and property owners, it may seem to be a violation of trust but it is not a legal issue. Hofman suggested that if any pre-discussion had been made prior to the meeting, those opinions and views should be expressed today at the meeting for the sake of transparency and to help move the work of the Steering Committee forward.

Wally Huffman said that if there were a concerted effort by members of this Committee in making a pre-determined decision on one of the policies it would be inappropriate, and since he was on the other side of the fence he would have been precluded the opportunity of participating in the discussion.

Chairman Palmedo invited members to speak on the issue of communication.

Wally Huffman said that if there were any pre-determined effort that would steer the Committee to one side or the other it would create an unfair playing field. He said he did not do this.

Cris Thiessen said that he had a cup of coffee with Liz Warrick and Nancy Humphrey and talked about their concerns/issues and shared views on voting.

Paul Willis asked Karen Reinheimer about the concept of the Gateway and how Reinheimer Ranch came about. He questioned if it was a gift or a business deal.

Karen Reinheimer said her grandmother first came out to Sun Valley in 1937. In 1941, her grandparents bought the property and started coming out after the war. Both her grandparents were from New York City and they appreciated what open space meant to a city. When her grandmother passed away, she divided the property into two portions, one of which went to the Idaho Foundation of Parks and Lands and the other portion still remains in trust for the family. The majority of the agricultural land went to the Park Foundation with indication that no structure should be built on it and the land remain in its natural state. On the family side, they actually took action to down zone the property to comply with the grandparents' will and did not ask for any density transfer. The density of the property is 1 unit per 10 acres. Since her grandparents loved the valley, the open space was offered as a gift.

### **Opportunity to Discuss Prior Topics**

Wally Huffman asked Mark Hofman if there was any municipality in the State of Idaho that utilized the Land Use Planning Area (LUPA) concept the way we used it here in Sun Valley. Mark Hofman said no but there is extensive sub area planning that is used all over the United States.

Wally Huffman asked why we needed LUPA. Mark Hofman said that the Steering Committee came to a consensus three meetings ago to keep LUPAs the way they are utilized in the 2005 Comprehensive Plan. The purpose is that large areas of undeveloped/partially developed lands have common ownership and in 2004 the City held that these developable lands should not be incrementally developed; that a master plan should be required.

Tim Silva asked whether the Sun Valley Vision Plan existed before LUPA. Wally Huffman said yes. Silva said that the focus should not be on individual LUPA but the vision of the whole property which can be found in the Sun Valley Vision Plan.

Mark Hofman said that the Sun Valley Vision Plan is an unofficial document, has never been submitted to the City, and the City never formally adopted it nor proceeded to zoning. However, the City did incorporate it quite extensively into the 2005 Comprehensive Plan. Currently, the Steering Committee is updating the plan and three LUPAs remain in the recommendation.

Chairman Palmedo said the discussion on LUPAs was held in the Committee some time before and the consensus was to keep the three LUPAs as presented down in today's agenda. He suggested the Committee refocus the discussion toward the three remaining LUPAs.

Wally Huffman said he disagreed respectfully. He pointed out that with the ownership of the properties involved he thought this would become a legal issue. He said such kind of ownership does not exist

anywhere else in the State. He thought the City regulations makes development within the municipality difficult, much more difficult than in any other municipality within the State of Idaho. He said he would take up the issue with the Planning & Zoning Commission and the City Council. He said the concept of LUPAs is directed to one property owner, it does not exist in Elkhorn, and he regarded it as very problematic.

Karen Reinheimer said she found two resources through records requests to support the 96 units on the west side of the Gateway that includes 6.89 acres total. She said there was conflict but she was not going to address it now. She said she would like to request a true depiction of this particular map be generated by the Planning & Zoning Commission so that this number reflects what is called the dust bowl as opposed to the condominium accommodation. She said she also tracked down information on the first map she gave to the Committee, a land use map generated in the 1970s. It looked like the map was generated by the Sun Valley Company as a selling map prior to the incorporation of the Planning & Zoning Commission. It means the actual land use map came from Sun Valley Company at that time. She said she was going to write a letter to Wally Huffman requesting the land use map that followed the 1975 Land Use State Wide Act. Lastly, Reinheimer said since September there were no more meeting notes being put forward. She wondered when the remaining meeting notes would be available to the public.

Mark Hofman said that he would review the draft meeting notes as soon as he can personally attend to them.

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

Mark Hofman gave an overview of the draft exhibits for the Gateway, Dollar and Village Core LUPAs based on the discussions from the last meeting. He also introduced a slope analysis exhibit and visual simulations for the Dollar Mountain, Prospector Hill, and Sun Valley Municipal Complex LUPAs produced and submitted to the City by Sun Valley Company.

### **Sun Valley Gateway**

Mark Hofman went through the two draft exhibits of the Gateway LUPA. Version 1 and 2 look similar in many ways, including keeping the west side of Gateway as Open Space, with the City Land designated as Recreation. On the east side the Cottonwood parcel is designated as Resort Commercial, the Horseman Center parcel as Recreation and the parcel south of Bitterroot Road as Medium Density Residential. The only difference between the two versions lies in the parcel north of Bitterroot Road. In Version 1, it is designated as Recreation, while in Version 2 it is designated as Medium Density Residential.

Wally Huffman said that at the corner of Bitterroot Road there was a half acre parcel which was granted to the Sun Valley Water and Sewage District. He said that the parcel should be depicted as blue to indicate its designation as Public/Quasi Public.

Based on Mark Hofman's overview of the two draft exhibits, Chairman Palmedo recapped the discussion outcome from the last meeting that resulted in the production of the two draft exhibits. He emphasized a majority of the Committee agreed to the proposed land use designations within the Gateway LUPA, with the only major split being on the parcel of land north of Bitterroot Road. About 60% of the Committee liked to see it as Recreation while the remaining 40% liked it to be Medium Density Residential.

Wally Huffman commented that if the vision of the Committee is to make the west side of the road Open Space then the decision to have the City's 5-acre parcel designated as Recreation is inconsistent with this vision.

Chairman Palmedo said that by designating the 5-acre parcel as Recreation it allows the setting up of tents for events. Open Space designation does not allow that type of temporary structure. Mark Hofman concurred with Chairman Palmedo's comment and said the Recreation designation also reflects the current usage.

Wally Huffman reiterated that having the City's 5-acre parcel designated as Recreation is inconsistent with the community vision of keeping the west side of Gateway as Open Space.

Chairman Palmedo said that the Committee agreed to disagree and what is important in the process is to realize the results from the discussion are the best efforts.

Tim Silva brought the Committee's attention to the legend on the draft exhibit. He thought that the 125 Multi-Family Units as maximum allowable density referred to the configuration of the old LUPA and this should be changed with the new land use designations. Mark Hofman said if the land use designation presented in this draft is confirmed the note would be removed. It could be amended at the Planning & Zoning Commission or City Council to reflect the new maximum density. Or the current land use designations could delineate the maximum density allowed for each piece of property and would not be controlled by a note in the legend.

Wally Huffman questioned why the Cottonwood parcel is part of the Gateway LUPA instead of the Village Core. Mark Hofman said that it is a result of the Committee's discussion from the last meeting when the majority of the Committee saw the Cottonwood parcel as more related to the Gateway than the Village Core in terms of master planning.

Nancy Humphrey suggested to Huffman the designation of the dustbowl as Resort Commercial in the Gateway LUPA is to the advantage of Sun Valley Company. She thought that a high-end hotel on the location would be benefited from the adjacent Open Space which provides a view corridor of the mountain. Humphrey said that Lonely Planet had ranked Sun Valley as a desirable resort because of its openness.

Wally Huffman said everybody wants land to remain undeveloped. He said in the 2005 Comprehensive Plan there is development on the west and east side of the road. He said this Committee is endeavoring in taking away some of these entitlements in the land use map and his role is in endeavoring to protect the entitlements. He said that conditions have changed, business has to grow, municipalities need to be developed and the Company needs to have the flexibility to do the things that they anticipate down the road. For those they cannot anticipate, such as the requirement for preservation, they will try their best effort.

Chuck Rumpf attempted to make a motion to adopt the Gateway LUPA with various changes based on the draft exhibit. Chairman Palmedo said that the Committee had discussion on all these items in the last meeting with the vast majority agreeing on the LUPA line. The Committee discussed the center parcel north of Bitterroot Road and agreed there was some disagreement which is a marginal issue. He said that Rumpf's motion changes the factors that the Committee had agreed on in the last meeting.

Chuck Rumpf then made another motion to adopt Version 2, seconded by Doug Brown.

Steve Cannon questioned whether a motion on a single recommendation was necessary as he thought the role of the Committee was to present the existence of various versions to the Planning & Zoning Commission. Chairman Palmedo said he hoped the Committee would find a common consensus as a recommendation to the Planning & Zoning Commission. Mark Hofman said the Steering Committee may opt for presenting a body of work of the Committee as exhibits to the Planning & Zoning Commission.

Cris Thiessen said that overall the Committee agreed to the draft exhibits on the Gateway LUPA except for the parcel north of Bitterroot road where a split occurs, with some members wanting it to be Recreation and others wanting it to be Medium Density Residential. He suggested the Committee present it this way to the Planning & Zoning Commission. Following this, Cris Thiessen asked Committee members to vote for the two version of the draft Gateway LUPA- Seven (7) votes for Version 1 and six (6) votes for Version 2.

Wally Huffman restated the position of Sun Valley Company. He said that the Company would like to see the whole west side of Gateway as Open Space and retain the east side as areas for potential development. This concept is supported by having the Cottonwood parcel designated as Resort Commercial; land use designation on Prospector Hill remains the same as in the 2005 Comprehensive Plan; the parcel north of Bitterroot Road is Medium Density Residential; and Horseman Center remains as Recreation.

Chairman Palmedo asked Committee members about their reasons for voting no on Version I.

- Chuck Rumpf said he liked Version 2 better than Version 1.
- Liz Warrick clarified she supported Version I and her previous vote on the subject should be reverted.
- Paul Willis said while we wanted to keep Open Space, at the same time we had to be fair to Sun Valley Company. He said there were a range of options available to make this happen.

Chairman Palmedo said that he heard a lot of general agreement on the Gateway LUPA except for the parcel north of Bitterroot Road. David Holmes agreed and said that the Committee had unity of view except a split on that particular portion of land.

Wally Huffman asked those who did not want to see development on the particular parcel to share their thoughts.

- Nancy Humphrey said Gateway is the entrance to Sun Valley and its openness reflects Sun Valley, the Resort and the area as a welcoming open area. It impresses people who come here for the first time or many times. She regarded the entire area as sacred and is important as reflected by its appearance on the City's letterhead. She thought the openness of the area enhances the Company and the collective property value of Sun Valley.
- Susan Tucker said visitors entering Sun Valley and driving down the road will see the hills on the west side. She thought there is also value to the east where they see Dollar Mountain and the hills beyond it. If 3-4 stories building were put there, the view corridor would be blocked. She suggested if the particular parcel was changed to Single Family Residential with lower level buildings that may be closer to the community consensus.

Wally Huffman said that under the 2005 Comprehensive Plan the entire Horseman Center parcel was designated as High Density Residential and Quasi Public development. The Cottonwood parcel was for 400 plus units. He hoped that the compromise that had been made by the Sun Valley Company would save the whole west side of Gateway as Open Space but it seems that it was not enough for some members.

Susan Tucker said the designation of the Cottonwood parcel as Resort Commercial is a huge give to the Sun Valley Company.

Liz Warrick said there was an intangible value of driving through Gateway. She thought there would be added value to a nice hotel being built on the Cottonwood parcel and looking out to lesser developed property.

Chairman Palmedo concluded that the general agreement the Committee reached is a huge deal after ten years of uncertainty. Meanwhile, he said that we have to acknowledge the split on the parcel north of Bitterroot Road as where we are today. It is a close solution to one of the most important issues of the community.

Cris Thiessen made a motion that with respect to the Gateway we are all in agreement with the way it is depicted with the exception of the area between the Horseman Center and Bitterroot Road where the

Committee is basically split. We would forward both versions to show where the difference is. David Holmes seconded.

Chairman Palmedo then asked those who are in favor of the motion raise their hands. 10 members voted in favor of the motion and 3 members opposed.

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

Mark Hofman introduced the two drafts on the Dollar LUPA. Version I has a LUPA boundary that is based on the 2005 Comprehensive Plan with an extension of the Medium Density Residential on the east side of Elkhorn Road. Version 2 is based on the discussion from the last meeting. This version was produced based on the concern over the steep slopes and the impact on visual aesthetics. The LUPA boundary line was brought down to Wedeln and Skyview and there is also an extension of the Medium Density Residential along Elkhorn Road.

Chairman Palmedo said he would stay recused for this part of the discussion as he is a property owner in this area. He let Cris Thiessen lead the discussion.

Nancy Humphrey asked how many units there are on the parking lot next to Dollar Lodge and on the parking lot across from Dollar Lodge. Mark Hofman said on the northeast side of Elkhorn Road and east side of Fairway, the density could be 32 Single Family units and 40 Multi-family units. The latter are on the dirt parking lot next to City Hall. And on the other side of Elkhorn Road next to Dollar Lodge, it is 20 Multi-family units. This is what the 2005 Comprehensive Plan shows. The current draft exhibits show an extended area for Multi-family units on the northeast side of Elkhorn Road. The total number of units will stay the same as the 2005 Comprehensive but will be more spread out.

Nancy Humphrey asked about the size of the Multi-family units and whether they would be the same on both sides of Elkhorn Road. Wally Huffman said the areas have not been zoned yet. Under RM-1, the height of the building can reach 45 feet and for building in RS-1 the maximum height is 35 feet. He said the current discussion in the Committee is on land use designation and zoning will be dealt with later in another debate down the road.

Bill Merizon pointed out that for the area down along Elkhorn Road that is currently designated as Recreation he is concerned why it is not Open Space. He also pointed out the area under Skyline Spur and said it is a gully and is currently designated as Recreation. He said there is no road to the area and one cannot do anything over there. Mark Hofman said that the area is SVEA property. With the amendments proposed by Sun Valley Company in 2011, SVEA applied for consideration of that area for amendment because it would be land locked if not included in a master plan but they did not have any immediate intention for development. Mark Hofman said that in the Comprehensive Plan Update process there is an "Other" category for review of lands and land uses outside the LUPAs. If the Committee sees that there is a need for land use re-designation they may make suggestions as to what should change.

Bill Merizon said he would like to make a motion to change the land use designation of the areas he pointed out. Cris Thiessen reminded the Committee the motion took away value from SVEA. He said that being on the SVEA board for seven years he believed SVEA would not do anything on these parcels and there are seven other parcels of similar nature in Elkhorn. Merizon questioned how the land is valuable when it has no accessibility. Thiessen said that when someone built houses near to the areas roads would be built and those areas would be accessible.

Wally Huffman said that in 2011 Sun Valley Company made 13 amendment requests to the City. When SVEA saw the yellow piece (Single Family Residential) they proposed amending the area as they realized the

land could be accessible through the land of Sun Valley Company. Cris Thiessen said he was on the SVEA board then and the motive of amending the land to residential was to protect the value of the land.

Cris Thiessen said that the LUPA line in the 2005 Comprehensive plan (represented by draft exhibit Version I) encompasses 95% area of slope less than 25 percent and it is far below the two identified trees. Mark Hofman said that the slope analysis submitted by Sun Valley Company in January, 2014 gives more certainty to the position of LUPA line.

Cris Thiessen said he noticed a difference in the LUPA line in the area surrounding Wedeln between the two versions of the draft exhibit. Mark Hofman said that Version 2 was produced taking into consideration avoidance of steep slopes and the tree line. Now with the slope analysis information available, the LUPA line in Version 1 encompasses developable area without steep slope issues and is consistent with the Committee's vision.

Susan Tucker said that the spirit for Version 2 is more than the slope line, the LUPA boundary reflects the community's concern for view corridor and what happens to the whole area has an impact on the view from different parts of the valley.

Mark Hofman said the visual simulation presented by Sun Valley Company represents Version 1 and he put a pen on the visual simulation to show the LUPA line of Version 2 where the area of plotted houses were removed. Hofman commented further Version 1 complies with the Hillside Ordinance and Version 2 represents a more restrictive development concept.

Wally Huffman said there were two levels of decision. He said there are people who under no circumstance would find themselves agreeing to any development while there are others who think some development is appropriate. Huffman advocated a middle ground. He did not see the LUPA line coming down as presented in Version 2. In his opinion the further up the hill the more intrusive people consider it to be. He said one thing bothered him most in the 2005 discussion was that nobody seemed to care how far we got up the hill as long as it did not reach the 25% slope. He pointed out the 2005 group led by Paul Conway felt the lower area along Elkhorn Road should be designated as green belt. However, Huffman saw this completely different. He said Conway's group assumed if one stand on top of Elkhorn Hill one can see the ridge down and therefore nothing prominent should be on that ridge. Subsequently there were several site visits to Elkhorn Road and coming down the hill we could see that ridge, but the closer one got to it, the less one could see behind it. Huffman further suggested if for every 100 feet we can come down the hill we can put the land back to inventory acre by acre on slope closer to the road.

Chairman Palmedo said from a property owner's perspective what Huffman suggested is going in a direction that is highly controversial. Chairman Palmedo said the area up and down Elkhorn Road is a sensitive iconic view corridor and is more important to be preserved. Any giant houses close to Elkhorn Road will impact the view corridor. He said based on the visual simulation he noticed houses on higher level of the hill tend to blend in. On the other hand, Elkhorn Road is traveled by thousands of people up and down each day. It is more important to preserve the view corridor.

Wally Huffman said the further up the hill the more difficult it is to meet the Fire Code.

Cris Thiessen asked whether the existing green portion on this LUPA involves wildlife corridors. Mark Hofman said drainage is a primary issue and that Mr. Ward testified in a previous meeting that wildlife corridors were heavily discussed in the 2005 Comprehensive Plan Update. Hofman advised the Committee to decide whether this should stay the same in 2014.

Chairman Palmedo said whatever goes into this area the criteria should be environmentally friendly, low profile, and something that is built into nature instead of large single family development with tall roof

designs. He believed that something can be designed to create value to the Company that has high salability, lower profiles, and environmentally friendliness while oriented to the 21<sup>st</sup> century new wave of buyers. This could end up as a very attractive area when done in a sensitive fashion with a focus on quality and character.

Mark Hofman said that the height of the buildings could be captured in the descriptive text of the LUPA to reflect the Committee's vision on the quality and character of the area.

Cris Thiessen asked the Committee to vote on this LUPA, either Version 1 or Version 2.

10 members voted for Version 1. 1 member voted for Version 2. Susan Tucker said she is hesitant to vote for Version 1, she prefers Version 2. But due to the link to the Gateway LUPA, she reluctantly voted for Version 1.

### **Village/Core**

Mark Hofman said the draft exhibit of the Village Core is essentially the 2005 version. The main change is that the Sun Valley Laundry was built in an area which precludes a future fire station and that workforce housing on the left side of the road is now not possible.

Wally Huffman pointed out in this LUPA there are seven houses along the Sun Valley Lake and five of them are owned by Sun Valley Company. These houses are not designated as part of the Commercial Core. He asked if people wanted to do something with the houses would they be granted an exception from the LUPA requirements. Mark Hofman said that if they apply to tear down a Single Family home there would be no issue.

### **Action Items and Priorities**

Mark Hofman said Action Items and Priorities were updated in a draft form and members' comments are welcomed.

### **Remaining Tasks and Final Meeting**

Mark Hofman said the final meeting of the Committee will be on January 28<sup>th</sup> at 3:00 pm. He said that the Committee's consensus will be reflected in the exhibits, text will be in strike out/underline form, areas needing updating will have a note highlighting it, and text will get finalized after it goes through the two upcoming phases of the update. The purpose of the final meeting is to capture anything outstanding before finalizing the Steering Committee's recommendation. Hofman further said the final update is currently available online for the public and the Steering Committee's review. Hard copies of the document were also handed out in a previous meeting in December.

### **Comments and Questions**

Al Stevenson suggested having a public meeting after the Steering Committee's last meeting and before the Planning & Zoning Commission starts reviewing the Comprehensive Plan Update. He said that public participation has been sparse and it makes sense to have a public presentation.

Wally Huffman said that the Mayor may not agree to it. The Mayor has suggested that the Steering Committee's business be done by end January.

David Holmes said that it is important to make a case for what we have done. Cris Thiessen asked whether it is appropriate for Chairman Palmedo to present what the Steering Committee did and the rationale behind it to the Planning & Zoning Commission.

Mark Hofman said Thiessen's suggestion is more inclusive and would avoid any possible misinterpretation by him. He said it has been a long process and advised the Committee to focus on the meeting of January 28<sup>th</sup>. He said that there would be public hearing meetings at the Planning & Zoning Commission and the main goal is getting a draft to the City Council this summer. Definitely, there are opportunities for public participation in the process.

Chairman Palmedo said the main things that he wants to take forward are the Committee's ideas, the constructive attitude of this Committee to be inclusive and understanding, and that the key is bringing people together to build a better community. He said that over the course of the year the Committee has been attempting to do that. He said there are great citizens who care about the community, which is something to congratulate.

Lisa Stelck said she would like to thank the Steering Committee for their creativity and the great work they have done.

Wally Huffman asked if anyone of the Committee was approached by the press how this should be handled.

The Committee agreed that Chairman Palmedo should be the spokesperson for the Committee and inquiries should be referred to him.

Karen Reinheimer said that during the last update's Steering Committee meetings, after each section of the Comprehensive plan, there were public outreach meetings. She said this time the process is very strange and the process is broken, that the Committee does not have the opportunity to take the suggestions that have been agreed upon and take them to the public, get a reflection back and then to reconsider it again. She said she was sorry to be so severe about that. She said the last Steering Committee in 2005 went to the public four or five times and this Committee does not go to the public. Chairman Palmedo clarified that this is not the Committee's decision. Reinheimer acknowledged Palmedo's comment and said she sympathized with the situation. Reinheimer further commented that the Committee failed to get to the depth and she thought it might improve if there were a consultant to work with the Committee more deeply over a longer period of time. She felt sorry that was not the case. She commented the Committee was a rubber stamp and the discussion outcome was not reflective of the community. She hoped the Committee would be open to the reflection of the people in the community and she thanked Susan Tucker for her letter.

Karen Reinheimer further said that as a member of the public she is concerned that the Committee has not met Sun Valley Company's criteria for down zoning the 96 units in Gateway. She also spoke about the 30 units in the Commercial Core (the Cottonwood), the 19.4 acres in the dust bowl which should be more accurate to say 18.86 acres from another source of information. She said they are going to put in 175 units in the dust bowl which is more than adequately compensating for those 96 units given up across the street. She would like to ask during this period of time the Committee take a look at how much Recreation Sun Valley Company got in 2008. She said out at the Gun Club and on Dollar Mountain there was a huge swap of Recreation and Open Space and it is important for the Planning & Zoning Commission and City Council to know. She said there should be fair trade offs. She said there is a net 79 units extra when the 96 units was taken out from Penny Hill. She further pointed out the 27.8 acres parcel at Trail Creek, it is 14 units per acre and will end up as 389 units and she said it was yet to exist in 2005. This was created since 2005 together with the Gun Club. Of these 389 units which are presently zoned right here according to the Comprehensive Plan only 155 units are supposed to go into this now zoned parcel leading to 234 potential units that could go in right there. She hoped the information comes out in time to help people think there are different options.

Chairman Palmedo said Reinheimer's point is well taken and this would be reflected to the Planning & Zoning Commission as the process moves forward. Chairman Palmedo suggested Reinheimer take the information to the Planning & Zoning Commission.

**Adjourn**

The meeting was adjourned at 5:35 p.m.