

Meeting Notes
2014 Comprehensive Plan Update Steering Committee Meeting
January 28, 2014

The 2014 Comprehensive Plan Update Steering Committee met at the Council Chambers at Sun Valley City Hall on January 28, 2014.

Call to order

Vice chairperson Cris Thiessen called the meeting to order at 3:00 p.m.

Committee Present: Doug Brown, John Calvert, John Carver, David Holmes, Nancy Humphrey, Wally Huffman, Bill Merizon, Tim Silva, Cris Thiessen, Liz Warrick, Paul Willis

Also Present: Community Development Director Mark Hofman, Planning Technician and Associate Planner Isabel Lui, Peter Hendricks, John O'Connor, Franz Suhadolnik, Karen Reinheimer, Dick Fenton, Tom Ward

Chairman's Opening Remarks

Vice Chairman Cris Thiessen welcomed everyone to the meeting.

Comments and Questions

Karen Reinheimer said during the last few meetings she has been wearing different hats, sometimes trying to give advice to the Steering Committee on what direction to go, sometimes talking about her own vision and the historical perspective. She said at the end of last meeting she spoke about her concern the Comprehensive Plan might be rubber stamped again as in the last Comprehensive Plan process. She also expressed her concern about the time frame of the process as it goes to the Planning & Zoning Commission and City Council. She said she would have a few items to hand out today. She said that she asked a couple of meetings ago if Sun Valley is going to down zone Penny Hill and mentioned that bringing the Cottonwood into the Gateway should trigger the Steering Committee to negotiate with Sun Valley Company about the density at the base of Penny Hill. She said she did not believe Sun Valley Company would voluntarily down zone Penny Hill. Lastly, regarding the east side of the Gateway, she reminded the Committee about the August Town Hall meeting. One third of the attendees that day were from the Bitterroot area and they are pretty vocal. Therefore, she thought the votes on the openness of the Gateway are reflective of the neighbors and those who care for Sun Valley.

Opportunity to Discuss Prior Topics

Nancy Humphrey said in presenting two options for the Gateway LUPA to the Planning & Zoning Commission we are not really accomplishing anything and we do not make a firm statement. She said she would like to call for another vote for the east side of the Gateway. She reiterated the Gateway is such an important entrance for both citizens and visitors; she did not want to see it turned into an urban sprawl by putting Medium Density Residential there. She further said there were plenty of development opportunities out in Trail Creek and other areas. She said she would like to make a motion that the Committee reconsider the two different visions of the LUPA and just present Vision 1 to the Planning & Zoning Commission.

David Holmes drew Humphrey's attention to the fact that the Committee agreed to disagree in the last meeting. Cris Thiessen added that the Committee talked about this a great deal and it was pretty clear that

the Committee was split close to 50/50 on the particular parcel in the Gateway LUPA. It was agreed that when it is presented to the Planning & Zoning Commission, Mark Hofman will explain the situation.

Mark Hofman said that the wording we are going to use to describe the Gateway LUPA is that they are not two different scenarios, but are one scenario with disagreement on the level of density on the east side.

Nancy Humphrey said that she feels it would be a shame to drive into Sun Valley if multiple story housing were built on the parcel on the east side. She regarded the Gateway as an iconic entrance. She said we have the help of Sun Valley Company to keep the west side open, it would be nice to have the east side open. If not, some compromise could be made to have the parcel designated as Low Density Residential for Single Family. She reminded the Committee that Sun Valley was mentioned by Lonely Planet because of its openness and it is inappropriate to have large development of condominiums in the Gateway. She said that we are doing service to the community and as one reads the history of all the Comprehensive Plans the openness at the Gateway entrance is always mentioned.

Cris Thiessen said we should look at the east and west side of the Gateway, the Village Core, and Proctor and strike a balance in the grand scheme to give due to the Sun Valley Company and the citizens.

Wally Huffman said that there was not a great move on the Company's part to develop that parcel and the Company does not disagree too much with Humphrey's view. However, it is the Company's position to keep as much flexibility as possible. He said that the area was not always open space. There was a huge arena with grand stands on that property. He did not remember when it was built but he broke up the foundations of the grand stands in 1969. The Penny pasture on the other side of the road was parking for the rodeo arena. He said that if we argue the area is iconic and has always been that way he would agree with the iconic part but not the part "has always been that way". He said with the light green Recreation designation the Company can put the arena back there. The arena would be bigger than any housing. He said that he firmly understands the appetite of the people of the valley and the community to tell Mr. Holding what he can do with his property. He said that we were told at the beginning of the process that private property rights were significant. He reminded the Committee that this is private property.

Karen Reinheimer said she stated the Lodge was six stories in previous meeting but it is actually 4-5 stories from different perspectives. She also asked for verification of the three maps in her hand that they were all generated by Sun Valley Company. Wally Huffman said yes. She said the 1970 master plan map was generated by Sun Valley Corporation under Bill Janss before the Planning & Zoning Commission was instituted. She said she read through a letter from Ed Dumke Senior in 1978 which talked about more than two master plans generated during the late 60s. She said she was not sure whether the master plan is one that is prior to that or a later version but it was noted it was generated by Sun Valley Corporation.

Karen Reinheimer said with information forth coming Wally Huffman's perspective is not what originally happened here. In fact there was a master plan generated in the 1970s and Sun Valley Company bought the corporation in 1977. If one goes back to the 1994 Comprehensive Plan information, people were out in force saying that they bought the property with the understanding the open space would never be built on. The Gateway and Prospector were all identified as open property which is part of the original planning. She said she had a letter from Mayor Winston Gray in the 70s talking about the hill. She self-corrected that the letter was actually from Mac Whiting where Prospector Hill was reflected as two satellite villages. She said history is very important and people at that Town Hall meeting have been here for approximately 30 years. These people know what the earlier expectations were. Therefore, she said it is important to sum up how these processes are dealt with.

Nancy Humphrey commented on Wally Huffman's remark about the existence of a rodeo arena in the Gateway in the past. She said she welcomes the idea and thought it was a great attraction for Sun Valley.

Review and Confirm the Final Draft of Three Remaining LUPAs

Sun Valley Gateway

Mark Hofman said there is only one recommendation to the Gateway LUPA but it contains two slides. He said the LUPA boundary compared to 2005 is changed. The west side of the Gateway is open area, the potential trade site (cross hatch marked) in 2005 is gone. It is Open Space from the 5-acre parcel to the traffic light. Cottonwood is added to this LUPA and is different from its current zoning. It is Commercial instead of Multi Family. The Community School is not in the Land Use Planning Area but the Horseman Center is. By the Red Barn there is some density. The 5-acre parcel is designated as Recreation. The difference between the two slides is the middle portion above Bitterroot Road east of Sun Valley Road. One slide shows this parcel as Recreation while another slide shows some residential density on it. A large portion of the Committee thinks that some development on the parcel is acceptable and the possibilities range from Open space, Recreation, Single Family, to Multi Family. The two slides portray the Committee's recommendation and would give the Planning & Zoning Commission enough for discussion. Hofman said he did not see one slide over ruling the other, they just reflect the discussion that has taken place at the Committee meetings.

Dollar Mountain, Prospector Hill, and Sun Valley Municipal Complex

Mark Hofman gave an overview of the draft exhibit of the Dollar LUPA. He said the changes in the Gateway LUPA are linked to the Dollar LUPA. There was uncertainty in previous meetings about the Dollar LUPA line but the slope analysis confirmed the 2005 LUPA line follows the steep slope areas. He pointed out that the current draft shows the Committee's decision to have the LUPA boundary stay the same as 2005. The green area and wildlife corridors stay in the LUPA. The only change in this LUPA is the expansion of the Medium Density Residential area across from the Lodge. The density numbers will stay the same but the 40 units will be spread out in a wider area.

Village/Core

Mark Hofman said the Village Core LUPA exhibit maintains the same boundary and land use designations as the one in 2005. The only change thus far will be in the text description of this LUPA to deal with the area where the laundry facility was built. Workforce housing could no longer be there. Hofman said that the City would work on a work force housing strategy before the Comprehensive Plan is approved.

Overview of Recommendations and Final Comments

Mark Hofman gave an overview of the current draft Comprehensive Plan update with the Steering Committee by going through it section by section and asked the Committee to give their comments or raise questions, if any.

John Calvert asked Mark Hofman how he would deal with Lane Ranch North. Hofman said that when they amended the Comprehensive Plan to Low Density Residential the City Council chose to leave the Special Site designation on the Future Land Use Map.

Wally Huffman said when he looks at the map on the wall he realized there was zero discussion on land use in Elkhorn. He felt it was odd the Committee talked about Mrs. Holding's properties all the time but not other properties in the City. Huffman further pointed out on the zoning map that there are some parcels in Elkhorn zoned as Commercial and the Committee did not have a discussion on whether it is appropriate.

Comments and Questions

Karen Reinheimer passed out the following documents to the Committee:

- Draft 2005 Comprehensive Plan City of Sun Valley, dated February 2005;
- City of Sun Valley Memorandum re: Work Program for the 2012 Comprehensive Plan Update, dated April 23, 2012;
- 2004 Comprehensive Plan one page excerpt showing budget allocation for review and update;
- City of Sun Valley Conceptual Development Study – Scheme 1, dated June 10, 2011;
- Penny Mtn. Corner Current Zoning, from Sun Valley Resort Master Plan, dated April 6, 2004;
- 2005 Comp Plan and Current Zoning of SV Gateway LUPA, dated Oct 29, 2013.

Reinheimer pointed out that the draft of the 2005 Comprehensive Plan was not released for public comment. The only part of the Comprehensive Plan that involved the public was on future land use. She said that the memo written by Mark Hofman to the City Council set the expectations for the current Comprehensive Plan update and she encouraged the Committee to read through the memo and put things into perspective. She commented the expectations set out in the memo about the Comprehensive Plan update process were not fully met. Reinheimer further pointed out in the last Comprehensive Plan update, a total initial amount of \$50,000 was allocated compared to a budget of \$12,000 for the current Comprehensive Plan update.

Reinheimer talked about the 4th item she distributed and said it shows what Sun Valley wanted to do at the base of Penny Hill. It shows 6.89 acres of site area which is different from the master plan in 2004, showing a different density with site area of 8 acres. She said both were generated by Sun Valley Company to two different numbers. She would like to bring this to the awareness of the City Council.

Wally Huffman said the map Reinheimer talked about was created at the request of City of Sun Valley, not Sun Valley Company. He said that during that process the City wanted to know what really could be put on that property and went to Rescuitto and Benchmark, which also do a lot of work for the Company, and asked them to show what kind of density could be on that property. Huffman said he was pretty sure the map was requested by the former mayor.

Mark Hofman said that the map was requested by the City as additional information to help the review of Sun Valley Company's amendment application to the Comprehensive Plan in 2011 but later the amendment application was withdrawn.

Karen Reinheimer said she had seen three different zoning acreages on Penny Hill. She further pointed out her concern over the land use in the Gun Club. She suggested if one put the 1994 land use map over the 2005 Comprehensive Plan and zoning map there might be some misrepresentation as it went forward.

Karen Reinheimer said she sensed there was an eagerness to take out the Gun Club/White Clouds from the LUPA and she thought it was serious and would report it to the Planning & Zoning Commission and the Council and urged them to look at it again.

Karen Reinheimer talked about the City Council procedure in 2005 in adopting the Comprehensive Plan and the composition of the Steering Committee which she did not feel was appropriate. Cris Thiessen recognized what Reinheimer talked about was a problem ten years ago and questioned its relevancy to the current Steering Committee. Wally Huffman reminded Reinheimer what she talked about was not the responsibility of this Committee. Cris Thiessen stopped Reinheimer at this point and reminded she had been given sufficient time during this meeting, as well as over the year past, to voice her input.

Cris Thiessen wrapped up the meeting and thanked the Committee for their effort in the Comprehensive Plan update. He also thanked staff for all the support they have provided during the process.

Wally Huffman thanked members of the Committee for being patient with him. Tim Silva thanked members for volunteering.

Paul Willis said he enjoyed the process and got educated. He mentioned the community's concern on "over-development" which is also reflected in the passion of this Committee to keep the Gateway open. He said that there may be a solution to it and cited Park City as an example where 78% voters supported purchase of land to keep open space. He thought this could also happen in Sun Valley. There are many possibilities available to the community that go hand in hand with respecting the property rights of the owners. Nancy Humphrey concurred with Willis's ideas and said the community would appreciate a way to be involved.

Wally Huffman commented on Willis's proposal. He said when the public is the City of Sun Valley that raises that money, then it is the Company taxing itself to buy the land from itself. He said the Company pays a tremendous amount of tax including most of the Local Option Tax. He said that if the City were to raise a substantial amount of money, that substantial amount would come from the Company and he thought it would not be fair.

Cris Thiessen suggested that this could be done. Perhaps private parties could get together, not using the tax base as a mechanism for raising the fund, and people who want to contribute could do it voluntarily.

Adjourn

The meeting was adjourned at 4:12 p.m.