

Meeting Notes
2013 Comprehensive Plan Update Steering Committee Meeting
June 25, 2013

The 2013 Comprehensive Plan Update Steering Committee met at the Council Chambers at Sun Valley City Hall on June 25, 2013.

Call to order

Chairperson Peter Palmedo called the meeting to order at 4:00 p.m.

Committee Present: Doug Brown, John Calvert, John Carver, Peter Hendricks, Ben Pettit, Keith Keim (Pettit and Keim represent David Holmes), Nancy Humphrey, Wally Huffman, William Merizon, Peter Palmedo, Chuck Rumpf, Tim Silva, Cris Thiessen, Susan Tucker, Liz Warrick, Paul Willis, Daniel Olmstead

Also Present: City Administrator Susan Robertson, Community Development Director Mark Hofman, Community Development Planning Technician and Associate Planner Isabel Lui, Lynne Heidel, Nils Ribi, Karen Reinheimer, Franz Suhadolnik, Bob Youngman, Nicole Jones, Harry Griffith

Chairman's Welcome and Reiteration of Comprehensive Plan Purpose

Chairman Peter Palmedo welcomed Ben Pettit and Keith Keim, who represented David Holmes, then he restated the primary purpose of the Steering Committee -- The Comprehensive Plan is a basic document used to guide the growth and development of a city or county. The planning process emphasizes citizens' involvement and careful study of the social, economic and environmental characteristics of the planning area. The result is a document that represents the community's consensus about where residential, commercial and industrial growth should occur and how quality of life can be enhanced for all residents.

Comments on Steering Committee Meeting Notes

Chairman Palmedo complimented Isabel Lui for doing an excellent job in capturing the essence of the meeting through the meeting notes.

Karen Reinheimer commented that in the 2005 Comprehensive Plan update, the public was not allowed to speak at the Steering Committee meetings – in essence (she cited a few instances, as recorded in the Steering Committee minutes, where members of the public either sat on the committee during the meeting or spoke, etc.). Also, drafts of the Comprehensive Plan were not released for public information between April, 2004 and July, 2005.

Chairman Palmedo made a comment on a correction to the May 14 Meeting Notes regarding p.4, under the heading "Future Land Use and Legal Ramifications". The last paragraph, third sentence starting with "The Steering Committee plays the role of..." should be corrected to read as "The Steering Committee plays the role of providing a draft document to the City for the City's adoption of the Comprehensive Plan for future zoning, but circumstances can change...."

Discussion of the Draft Vision Statement

Mark Hofman presented the three working draft versions of the Vision Statement, each based on the comments received to date from the Committee. The first version was the 2005 Comprehensive Plan Vision Statement with individual comments incorporated, indicated by strikeout and underline format. The second

version was from Wally Huffman, dated March 19, 2013. The third one was from Susan Tucker, dated April 29, 2013. Members suggested ideas and wording to be included in the Vision Statement, which include:

- Using “a sense of place” to replace “a sense of community” to give stronger impact. (Liz Warrick)
- The Vision Statement should be a forward looking statement. The only forward looking statement is the last sentence of version 2 and 3, “The City and its residents are committed to fostering economic and environmental sustainability and successful regional partnerships.” We can retain the description of the good things, but need to add wording such as “We are committed to...” (Cris Thiessen)
- Sun Valley is a special place for certain reasons and it is important to sustain it. Wants to see the Resort play a larger role in the Vision Statement than that of the 2005 Comprehensive Plan. (Wally Huffman)
- To make the Vision Statement forward looking, suggest starting the Vision Statement with “Our vision is to protect, sustain, maintain, etc...” (Liz Warrick, Peter Palmedo)
- Like the second and third versions of the Vision Statement because they are concise. Suggest using “enhance”, “promote” instead of “sustain” to begin the Vision Statement as that gives a sense of betterment to what we currently have. (Cris Thiessen)
- Suggest elaborating on “respects its history” to read as “respects its history as the country’s first destination ski resort”. (Chuck Rumpf)
- We should be careful about elaborating details on history as it might have a misleading implication to development. (Peter Palmedo)
- The Vision Statement should be general, short, broad and overarching, with details cut off. It should not include wording like “finest ski resort” to avoid potential debate. (Peter Hendricks, supported by Doug Brown and Nancy Humphrey)
- The Vision Statement is a forward looking statement based on what currently exists. It should be kept as a general statement with future focus, honoring the past with an attempt to take it to the next level. Suggest changing the opening language to push it forward. (Ben Pettit)
- Suggest promoting the continued success of Sun Valley Company which in turn would enhance the quality of life for Sun Valley residents. (Cris Thiessen)
- The Vision Statement should not promote an individual business. It should be a simple and overarching statement about the aspiration for aesthetic beauty that enhances the quality of life. (Peter Hendricks)
- Agree that it is not appropriate to promote business in the Vision Statement. However, as most developable land is owned by one person, would like to see an acknowledgement in some general way such as by promoting an environment where the Resort can promote itself. This can be reflected in Goals and Objectives. (Wally Huffman)
- The second and third Vision Statement are close, but prefers the latter as it is more concise. However, have difficulty in understanding the meaning of “place in the natural world”. (Chuck Rumpf)
- Suggest replacing “place in the natural world” by “unique mountain environment” to make it more straight forward. (Susan Tucker)
- We should recognize the prior Comprehensive Plan is a natural and long standing evolution of our community. It is important to capture the evolution of our community and where we are trying to go. (Peter Palmedo)
- Suggest re-writing the last sentence of the third version as “The City and its residents are committed to fostering economic growth, environmental sustainability and educational advancement.” (Cris Thiessen, Ben Pettit)
- Suggest using “educational opportunities”. (Peter Palmedo, Wally Huffman, Cris Thiessen)

- Delete “through successful local and regional partnerships” as we had struggle in the past on this; dropping this will also keep the Vision Statement concise. (Wally Huffman)

Based on the Committee’s input, Mark Hofman revised and read out the new draft Vision Statement based on the consensus third version:

Our vision is to sustain scenic beauty, a sense of community, and a world renowned year round resort to make the City of Sun Valley a highly desirable place to live, work, play and visit. Its recreational amenities, pristine mountains and vistas, clean air and water are highly valued. The City of Sun Valley respects its history as the first destination resort in the United States and its place in a unique mountain environment. Sun Valley enjoys social and cultural richness and a unique character and quality of life. The City and its residents are committed to fostering economic growth, environmental sustainability and educational opportunity.

Presentation of Draft Organizing Principles and Goals

Mark Hofman presented the draft organizing Principles and guiding Goals reflective of the comments received from members of the Committee. He asked the Committee to review the three draft Principles and ten draft Goals then direct staff with a consensus on which revisions should go forward as representative of the Committee’s working recommendation.

Hofman reiterated the importance of having a consensus for organizing Principles and Goals, based on which the Objectives and Action Items of Section II will be formulated. Any change in Principles and Goals will lead to change in Objectives and Action Items.

Discussion on Organizing Principles

Principle 1: Preserve the Unique Character of Sun Valley

Liz Warrick suggested adding a few more goals under this Principle to ensure growth and development would not pose a negative impact on the unique character of Sun Valley. Mark Hofman said that there is currently no policy on preservation. It is important to have a distinction between the first and second Principles.

Principle 2: Manage Growth and Development

Wally Huffman said that the Committee has to define “manage growth and development”. In his opinion, we can just manage development, but not economic growth. He suggested separating growth and development into two different Principles.

Liz Warrick remarked that development is the same as growth.

Susan Tucker remarked that both development and growth are interconnected.

Ben Pettit suggested changing this Principle to “Manage Infrastructure for Growth and Development”. Mark Hofman responded that may not be appropriate as infrastructure is only one of the major components of growth and development.

Cris Thiessen said that the City can provide an environment that supports economic vitality and growth, for example to reduce local option tax down to 1% as what City of Ketchum did.

Peter Hendricks said that development refers to putting up physical structures, whereas growth means how we are going to get more out of what we already have. Although the City cannot manage growth, it can play a role in promoting growth that we want. If we leave out the word “growth” we limit ourselves to building houses and other complexes under development. It is important to include the idea of economic vitality in goals and objectives. We want to promote growth and there are numerous ways in doing it. We can manage growth without having to put up new buildings to accommodate additional population.

Chuck Rumpf suggested using “Encourage Growth and Manage Development”, supported by Bill Merizon, Cris Thiessen and Peter Hendricks. Susan Tucker cautioned that this could be controversial and suggested using “Embrace Growth”. Liz Warrick suggested “Planning for Growth and Development” which is positive. Chairman Palmedo questioned how we can actually encourage growth; we would have to come up with some Objectives and Action Items under this Principle.

Wally Huffman said that the Committee needs to be careful in wording “growth and development” in order not to upset people, as the community does not see the word the same as ordinary people.

Cris Thiessen suggested leaving this Principle for discussion with the public. He said that if we do not grow, we will be dying.

Principle 3: Foster Regional Cooperation

Chuck Rumpf suggested rewording it as “Foster Successful Regional Cooperation”. He said that this Principle is important as we are not living on an island. Our growth also depends on what is happening outside and near the City.

Vote on the Three Organizing Principles

To conclude the discussion on the three Organizing Principles, Chairman Palmedo asked the Committee by a show of hands if they support keeping the three Principles, i.e. Preserve the Unique Character of Sun Valley, Encourage Growth and Manage Development, and Foster Regional Cooperation.

The majority of the Committee indicated their support to the three Organizing Principles.

Chairman Palmedo also asked members by a show of hands to indicate their agreement to each individual principle for indication of its respective sense of strength.

The Committee had strong agreement on the first Principle “Preserve the Unique Character of Sun Valley”, medium strong agreement on “Foster Regional Cooperation” and weak agreement on “Manage Growth and Development”.

Discussion on Goals

Mark Hofman gave an overview of the draft goals which are based on the 2005 Comprehensive Plan with strikeout/underline format reflecting comments received from members of the Committee.

Goal #1

Mark Hofman said that the new addition to this goal is “Wildlife Habitat” which refers to what wildlife needs in order to survive, including food, corridors, habitat, etc.

Wally Huffman said that he does not think we can agree on what they need to survive. In his opinion, preserving and protecting wildlife habitat in a small municipality is pushing the limit. Cris Thiessen added that the case of feeding the elk with no common agreement is a good example.

Tim Silva asked how the existence of wildlife in the zoning district impacts development. Mark Hofman said the decision would need to be made whether to build on it or preserve it. There are regulations that guide development in areas where critical wildlife habitat exists. Nevertheless, development would not be prevented because of mere wildlife existence.

Peter Hendricks said that in the 2005 Comprehensive Plan, “Wildlife Habitat” is not included in the Goal, but it is mentioned under Objective 1.2, with two Action Items. “Critical habitat” is the focus of protection.

Chairman Palmedo asked members by a show of hands about their support for retaining “Wildlife Habitat” in the current draft. Four members raised their hands. He also asked members by a show of hands if they were in favor of removing “Wildlife Habitat” from the draft. A modest majority showed support.

Goal #2

Chuck Rumpf suggested “Encourage”, while Cris Thiessen suggested “Support” to replace “Promote” to begin the Goal.

Members questioned the meaning of “Resort Economy”, whether it refers to Sun Valley Company or the Sun Valley economy as a whole. Mark Hofman confirmed it refers to the Sun Valley economy as a whole, and that elsewhere in the Comprehensive Plan it is specified as the area’s resort economy. Sun Valley Company is one of the major components of the resort economy.

Wally Huffman suggested changing this goal to read as “Promote the Health of the Resort Economy”, as every time the words “sustainability” and “growth” are used we struggle with it.

Mark Hofman said that “promote” is stronger than “support”. The consensus of this goal is “Promote the Health of the Area’s Resort Economy”.

Goal #3

Wally Huffman suggested taking out “the” after “Foster” as we do not have the social diversity yet.

Chuck Rumpf asked if economic diversity is something that we can promote. Wally Huffman responded that the City by enacting ordinances has a better chance to promote economic diversity than economic growth.

Goal #4

Cris Thiessen said that the last part of this goal “Maintains the Natural Scenic Setting and Views” is not compatible with development. There is no recognition of private property rights in the Comprehensive Plan. We should incorporate the language of respecting private property rights somewhere in the document.

Mark Hofman said that respecting private property rights is a requirement for the Comprehensive Plan. He further pointed out the use of “Maintains” is a value statement that gives direction and sets expectation early in the process. Chairman Palmedo added that there was extensive discussion on private property rights in the 1993 Comprehensive Plan.

After an exchange of ideas, the Committee came to a consensus on this goal – “Promote Development that Honors Private Property Rights and is Sensitive and Complementary to Adjacent Properties and Respects the Natural Scenic Setting and Views”.

Goal #5

All members of the Committee are in favor of Goal #5

Goal #6

Chuck Rumpf stated this goal should be put under regional cooperation and should be re-written as “Support Public Transportation System.” He pointed out that hardly anybody uses the public buses; the City is not running it but is providing financial support.

Chairman Palmedo said that an integrated transportation system has a much broader scope which includes all means of transportation, such as bus, cars, bicycles, horseback and etc.

Wally Huffman remarked that under an integrated transportation system any bus system we develop will be integrated with Ketchum and the Wood River Valley.

Mark Hofman said an integrated transportation system is more than that. He cited the Pavilion as an example. The current parking area for the Pavilion is on the dirt field zoned as Multi-Family Residential. However, the project was approved based on the vision of an integrated transportation system which consists of a possible gondola, bicycles, foot traffic, etc. The idea of an integrated transportation system extends to include foot paths or sidewalks as subdivisions expand and grow. Developers, homeowners and the City provide these altogether. The purpose of having all the means of transportation integrated ensures that we are not a small city with a lot of paved roads and parking. Furthermore, the integrated transportation system extends to highways linking the City to the neighboring areas, including the airport.

After discussion, the Committee agreed to this goal and suggestion was made to change the beginning of the goal to read as “Continue development for an Integrated Transportation System that”.

Goal #NEW Support the Economic Vitality of Local Enterprises

Mark Hofman said a prime example of this goal could be the provision of broadband to enable the running of small home based businesses in a small resort town.

Peter Hendricks asked what the objectives are under this goal.

Mark Hofman said an example is the City Council may hire a broadband consultant to evaluate the needs of the Sun Valley community and encourage any type of tools that support the economic vitality of local enterprises. He also defined local enterprises. They are small businesses such as home occupations, the Elkhorn Store, a restaurant, an internet business, etc.

Nancy Humphrey asked whether the City is paying for the broadband and other tools. Mark Hofman said no.

Peter Hendricks suggested leaving this goal as a maybe until we come up with sensible objectives. Mark recommended bringing this goal to the public who may come up with objectives and action items.

Wally Huffman asked why this goal just focuses on small entrepreneurs and leaves the Resort out of it. Mark Hofman said the Sun Valley Resort is specifically included in the Vision Statement, Goals and throughout the Comprehensive Plan.

Goal #7

Goal #7 was re-written into Goal 8 and suggested to be deleted. Goal 8 in the draft will become Goal 7 and the new additional goal will be Goal 8.

Goal #8

Mark Hofman said that this Goal combines Goal #7 and #8 with the addition of the word “City’s”, “Educational” and “Economic” to emphasize their importance. All members are in favor of this Goal.

Goal #NEW Foster and Encourage Sun Valley Citizen’s Interest in Stewardship of this Very Special Sun Valley Community

Mark Hofman said this goal is to encourage Sun Valley citizens’ interest and involvement in City affairs. This can be done through citizens’ committees, public notices, comments and hearings. Chairman Palmedo added that with the continued evolution of media, virtual meeting is a powerful tool to involve people extensively.

The Committee is in favor of this Goal.

Principles and Goals Discussion Wrap-up

Mark Hofman said he would proceed to produce draft Sections I, II and III that capture the Committee’s comments. It would be the working recommendation of the Committee which would be available in the July 16th meeting. This document would be used for public input over the summer, which would be further revised afterward with the inclusion of public input. Any change from the 2005 Comprehensive Plan would be shown in strike out/underline format as a recommendation to the Planning & Zoning Commission and the City Council.

Future Land Use Discussion

Mark Hofman gave an overview of the maps with each individual future land use area and its corresponding current zoning on the same page for ease of comparison. He also presented a document on current zoning districts and their respective approximate acreage. He pointed out that Outdoor Recreation District (OR-1) is on the zoning map but not in the future land use map or the current zoning ordinance. In 2005, the Comprehensive Plan directive was to create Open Space and Recreation zoning districts. The old OR-1 district became Open Space and Recreation. The Open Space District (OS), Recreation District (REC) and Outdoor Recreational District (OR-1) combined currently represents 73% of total zoning district acreage. He pointed out that OR-1 is not just open space but also includes indoor recreation facilities such as a stadium. In addition, he gave an overview of the total acreages of the Land Use Planning Areas (the information is available in the 2005 Comprehensive Plan p.A-6 Table A-10). Lastly, he presented draft Section III and pointed out that anything in parenthesis and grey highlight are the work of staff capturing the Committee’s comments. Factual information is in yellow, which may or may not change depending on final verification. Any changes made will be in strike out/underline format.

Mark Hofman addressed the impact of having or not having identified Land Use Planning Areas (LUPAs). He said that a LUPA is a concept of the 2005 Comprehensive Plan and not in the development code. Any development in the LUPA will need a master plan as required by Ordinance. The Master Plan Ordinance

focuses on large lots of more than four acres. No matter whether the subject land is covered in the LUPA or not it will require master plan. However, having it remain in a LUPA format is more significant because there is a prior opportunity to develop text, expectations and vision in the Comprehensive Plan so that when the City evaluates a new master plan there are criteria other than just the Master Plan Ordinance.

Wally Huffman asked whether LUPA is a commonly used planning technique. Mark Hofman said the Master Plan Ordinance is a commonly used planning technique and LUPA is unique to the City of Sun Valley. One can view LUPA as another word for known areas that require a Master Plan prior to new development.

Wally Huffman gave an historical perspective on LUPA. He said that the concept was introduced in 2005 and the Sun Valley Company was not in favor of it. He felt that it is superfluous and questionable whether it should be in a Comprehensive Plan because it is too specific and restrictions were created in the ordinance. For example, the proposed development is subject to a certain amount of transportation and infrastructure planning.

Mark Hofman remarked that other States use "specific plans" to deal with infrastructure and planning within small areas of a general plan.. Although this works in a larger urban area, it is primarily the same concept as LUPA.

Cris Thiessen asked whether the Sun Valley Company still needs a master plan even if the LUPA construct were taken away. Mark Hofman said yes if the area stays under one ownership. However, if the area were broken up into the smaller existing tax parcels with a number of owners and the lot sizes were less than 4 acres then no master plan would be required.

Wally Huffman said that Sun Valley Company is not going to develop all the acreage covered in the LUPAs in one instance. Since the implementation of LUPAs, the company built the Pavilion and laundry facilities, both of them were exempted from master planning the entire respective LUPA. The development of all acreage is not going to happen in the near future. He felt that LUPA creates an administrative barrier to development. In his opinion, the City uses the LUPA to control development. Sun Valley Company as a property owner wants to regain the control. With factors involving private ownership, public opinion and elections, the situation is very dynamic. Sun Valley Company's solution two years ago was to take some of the meat out of the LUPA language and put a threshold to it so that in the end a master plan was not required.

Mark Hofman cited the Gun Club (White Clouds) as an example how LUPAs succeed. With the master plan, it maximized the developable portion of the site and maintained a balance between hillside preservation, open space and development rights. With White Clouds now being master planned, zoned, and subdivided, any significant change will require a revision of the approved master plan. He reiterated that if LUPAs are taken away the development review will solely rely on the Master Plan Ordinance. He advised that the Committee should consider leaving a tool in place to manage different scenarios. In case things change drastically a tool like LUPA is available to manage all scenarios.

Susan Tucker said that the community has a very strong interest in how the whole city, including the Sun Valley Resort lands are to be developed and maintained. There is a possibility of having a different owner for the Sun Valley Resort. The new owners might not be as amenable as the current owner in maintaining what we all value. As a citizen, Tucker thought there is a need for checks and balances and LUPA is a valuable tool in doing that.

Wally Huffman responded that the City Ordinances are the tool for checks and balances. Susan Tucker said the existence of LUPA enables more scrutiny.

Peter Hendricks said the Master Plan Ordinance provides a process that allows amendment to the development and the restrictions imposed by LUPA are a redundancy, creating a hurdle which should not be there. He commented that Sun Valley Company in its course of development would not screw things up. He said that more detailed discussion about the LUPA concept should be conducted.

Chairman Palmedo suggested that the discussion should focus back on the LUPA update. Mark Hofman said that it is important to get a consensus from the Committee on the need/no need for specific LUPAs as a directive to update Section III.

LUPA #6: River Run

Mark Hofman recommended this LUPA be eliminated as this area was master planned and annexed to the City of Ketchum. The Committee agreed with his recommendation.

LUPA #4: Horseman Center and the Community School

Cris Thiessen said that this LUPA should be dissolved as it does not make sense for the Community School to master plan for land that they do not own.

Nancy Humphrey said that after this LUPA is dissolved the Horseman Center should be combined into the Gateway LUPA.

Wally Huffman gave some background information on this LUPA. He said that the Community School was interested in acquiring property back in 2005, which would be possible through the subdivision process. He said that given the operation constraints of the Horseman Center as an area for recreation and open space, Sun Valley Company wants to retain it as an iconic site..

Chairman Palmedo asked the Committee by a show of hands to indicate their support to dissolve this LUPA. A majority of the Committee showed support.

LUPA #2: Gun Club

Mark Hofman said that this LUPA has been master planned and is now known as the White Clouds. Any significant change in the development plan will require a modification to the approved Master Plan. The Committee may consider eliminating this LUPA.

Wally Huffman supports dissolving this LUPA which will simplify the Comprehensive Plan.

Chairman Palmedo asked Committee members by a show of hands if they are in favor of dropping the LUPA designation for the White Clouds. A majority indicated their support.

Mark Hofman concluded that this Land Use Planning Area was master planned and developed by the Sun Valley Company starting in 2006. The area should not remain as a LUPA. Any significant redevelopment requires revision to the approved Master Plan pursuant to City Code.

LUPA#1: Sun Valley Resort/Village Core

Mark Hofman said that the significant change in this LUPA is the construction of the Pavilion. Hofman pointed out that when the Pavilion was built, a Comprehensive Plan amendment was approved which stated that performing arts facilities could be built in the core without having to master plan the entire LUPA. It

also included the word “hotel”. Another change is the building of the new laundry facility after the fire destroyed the old one. That also did not require a master plan for the entire LUPA. The new laundry facility was built on land designated for workforce housing and a potential fire substation in the current LUPA description. Two questions were raised for the Committee to consider: 1.) Should this remain a LUPA? 2.) If it remains a LUPA should it be amended?

Susan Tucker asked about the relocated laundry facility and the requirement for a new fire substation in the current LUPA description. How was this change accommodated in the regular planning process and how should the LUPA be amended. Nancy Humphrey queried what would happen to the 150 units of workforce housing across Trail Creek Road.

Mark Hofman said that technically it is still in the LUPA but with the new laundry facility constructed it is not possible to have either the new fire substation or the workforce housing in that location. Sun Valley Company and the community have to decide on this amendment. They should consider whether a new fire substation and workforce housing shall remain in the Core LUPA or not.

Wally Huffman cited court decisions on workforce housing in the City and for McCall. He said that some of the language regarding workforce housing in the 2005 Comprehensive Plan may not now be appropriate and may need revision.

Nils Ribi said that he was on the Steering Committee in 2004. His understanding of moving the 150 workforce housing units across the street has nothing to do with the workforce housing ordinances but a replacement of the dormitory units resulting from the proposed demolition of the dormitories for townhouse development in Mr. Holding’s master plan.

Wally Huffman said that Ribi’s explanation captured part of the discussion back then. In the 2005 Comprehensive Plan workforce housing was required. Sun Valley Company has 480 beds in the dormitory and they would keep a certain amount across the road. There was also discussion to possibly move some to River Run or the Red Barn parcel but we could never resolve all of it.

Mark Hofman remarked that there is an absolute need for amendment for this LUPA because of the changes that have occurred.

Vote on Areas to Be Retained as LUPAs

In the interest of time, Mark Hofman asked the Committee to show a consensus on whether the following three should remain as a LUPA:

- Sun Valley Resort/Village Core
- Sun Valley Gateway
- Dollar Mountain, Prospector Hill, and Sun Valley Municipal Complex

All except two members agreed that the above three should remain as a LUPA.

Way Forward

Chairman Palmedo proposed that the Committee carry forward the remaining discussion on Section III and the summer public outreach program to the next Committee meeting. He further said that Liz Warrick would be interested in helping with public outreach.

Wally Huffman said that he would like a tutorial to the Committee about LUPAs and what the impact would be if LUPAs were removed from the Comprehensive Plan.

Comments and Questions

Karen Reinheimer said that she understood and heard that the whole Comprehensive Plan process was moved up because of Sun Valley Company's proposed amendments to the Comprehensive Plan in 2011. She asked, in the context of discussing the future Land Use map, if Sun Valley Company was still planning on coming in with the proposed amendments?

Wally Huffman responded that Sun Valley no longer has the amendments on the table. The City's current Comprehensive Plan update process replaces those amendments.

Next Meeting

Chairman Palmedo said that the next meeting was scheduled for July 16th. Some members proposed starting the meeting at 3:00 p.m. Staff will conduct a doodle poll to finalize the starting time of the meeting and then further inform the Committee.

Adjourn

There being no other business, the meeting was adjourned at 7:00 p.m.