



**CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT**

To: Planning and Zoning Commission
From: *MH* Mark Hofman, Community Development Director
Meeting Date: January 23, 2014
Agenda Item: Lane Meadows Annexation and Development

SUBJECT: Initial project presentation to the Planning and Zoning Commission and public hearing for the proposed 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 twelve 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 two tax lots are contiguous with the City limit and are surrounded on three sides by the existing Lane Ranch Subdivision. The City will review the requests beginning with a presentation by the applicant at a noticed public hearing scheduled for Thursday, January 23, 2014. A publicly noticed site visit by the Planning and Zoning Commission is recommended for the February 13, 2014 regular meeting. The Planning and Zoning Commission is the recommending body for such requests and the project will be reviewed in an additional public hearing by the City Council in the future.

ANALYSIS: A materials and application binder prepared by the applicant is attached to this Report as Exhibit "PZ-B" along with project drawings (Exhibit "PZ-C"). The January 23, 2014 Commission meeting agenda item for this project is an initial opportunity for the Commission to receive the project materials, understand the project design and multiple requests, receive and consider public comment, ask questions, and direct staff on the site visit recommendation. Further review, public comment, discussion and recommendations will take place in February.

Public Notice and Comment- An initial submittal of the project applications was publicly noticed by a mailed and posted Notice of Pending Development Application Review on November 7, 2013. The initial Planning and Zoning Commission presentation, public hearing and individual development applications were publicly noticed by: 1.) publication in the Mtn. Express on January 8, 2014; 2.) posting in two places on the project site; 3.) mailing of notice to all property owners within a minimum 300 foot radius of the site; 4.) posting of notice in five prominent public places in the City, including Sun Valley City Hall, Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 5.) electronic notification to all parties who have notified the City of interest to receive agendas and notices; and, 6.) posting of the notice on the City's web site.

Public Comment- Numerous public comment emails/letters have been received by the City as a result of the public notices. These comment emails and letters are attached as **Exhibit "PZ-A"** for review and consideration by the Planning and Zoning Commission throughout the review and public hearing process to address the concerns of those commenting.

RECOMMENDATION: Before public comment is received, the Commission should disclose all information and contacts received outside the public hearing on this item upon which the decisions will be based. The Commission should receive and review the project materials and comment letters and participate in a presentation by the project applicant. The Community Development Director recommends the Commission request a site visit to view applicable site conditions and direct staff to properly notice a site visit for 9am, Thursday, February 13, 2014.

LIST OF ATTACHED EXHIBITS:

- | | |
|----------------|---|
| Exhibit "PZ-A" | Public comment emails and letters received by the City as of the writing of this staff report. |
| Exhibit "PZ-B" | Project materials and application binder prepared by the applicant and stamped received by the City on December 31, 2014. |
| Exhibit "PZ-C" | Project drawings set stamped received by the City on December 31, 2013. |

****The entire administrative record for this development is available for review in the Community Development Department at City Hall.**

Mark Hofman

From: Landreth, William [william.landreth@gs.com]
Sent: Thursday, November 14, 2013 11:34 AM
To: Mark Hofman
Subject: lane meadows development application review



Dear Mr. Hoffman,

I am writing about the lane meadows development application review. I am a resident of Lane Ranch. I am not sure there is a need for a development like this in this part of sun valley. However I think the central issue of your review is likely to be traffic. It is not clear that lane meadows is part of lane ranch and thus entitled to access through lane ranch road which is private. If it does have access, there would be considerable construction traffic and later residential traffic too. if it does not have access, there will be a real problem coming on and off of highway 75. It would be unsafe.

This is an example of an unnecessary housing project. I encourage you not to approve it. thank you for your consideration.

William landreth
36 lane ranch road
Sun valley

Mark Hofman

From: JIM McCOMAS [jamccomas@msn.com]
Sent: Friday, November 15, 2013 4:14 PM
To: Mark Hofman
Subject: Scott Thomson annexation request



Dear Mr. Hofman,

We are writing you to express our concerns regarding the Thomson request for annexation of the Lane/Moritz parcel adjacent to Lane Ranch, and his plan for twelve new home sites. As thirteen year owners in Lane Ranch, we are opposed to the prospect of years of being subjected to all the proposed construction, and the noise it is sure to cause. Even though the parcel has never been, or ever will be part of Lane Ranch, the looks of twelve homes, each on less than one-half acre, will not do anything to improve home values of Lane Ranch property owners. It is therefore my sincere request that Sun Valley decline Mr. Thomson's request.

Further, I would suggest Sun Valley consider the safety issues involved in having years of construction trucks accessing the property only from highway 75. Please keep us informed as to developments of his request.

Sincerely yours,

Gwende and Jim McComas, 15 Lane Ranch Road West.

Mark Hofman

From: elliot mercer [elliottmerc@gmail.com]
Sent: Friday, November 15, 2013 10:37 PM
To: Mark Hofman
Subject: Lane Meadows application



Mr. Hofman:

We are homeowners living in Lane Ranch (2 Willow Rd.), contiguous with the existing Lane Ranch area being considered for development as "Lane Meadows." We have a number of concerns in regards to the proposed development and have briefly identified them as follows:

1. Access. We understand that access to the development will be directly onto highway 75, without a traffic light. Safety is an issue there; as you know, traffic is often very heavy on 75, and we cannot imagine how anyone could possibly turn left/south exiting, or entering the property from the north, each requiring one to cross oncoming traffic. If we are correct, anyone choosing to drive south to Hailey would first have to turn right, go to Elkhorn Road and execute a U-turn or some other maneuver to do so. Similarly, to enter from the north one would have to drive south to the hospital area and turn around! I cannot imagine that the city of Sun Valley would allow for this.
2. Building density. Twelve homes and a small park on approximately seven acres of land may be excessively dense. How does that compare with comparable density in Lane Ranch?
3. Impact upon Lane Ranch. I assume that restrictions on building height and other provisions would be similar to those already in effect in Sun Valley. Nonetheless the proposed homes will obviously have an effect on views from Lane Ranch. Also, will there be any current or future pedestrian or even automobile access from Lane Meadows into Lane Ranch? It is hard to imagine that people living in Lane Meadows and surrounded on three sides by Lane Ranch will not seek such access.
4. Existing Sun Valley zoning restrictions. Our understanding from the time that we built our home was that there is a limit on the number of residential homes that can be built in Sun Valley. Maybe that is not correct; could you clarify this for us?

We appreciate your notice of pending development and the opportunity to respond. We look forward to hearing from you and/or other members of the reviewing staff, and will certainly attend the public hearings when they occur.

Thank you.

Elliott and Joanne Mercer

elliottmercer@gmail.com

Mark Hofman

From: Connie Price [connieprice@mac.com]
Sent: Wednesday, December 04, 2013 10:21 AM
To: Mark Hofman
Subject: Lane Meadows



Good morning,
We love right behind the proposed development - Lane Meadows. We live at 4 Willow Road.

We are very concerned about the density of the development. Also, if the houses back up to the property line behind our house, they will block what little view we have left. Another problem. Developers tend to put lots of evergreens for quick screening and then it becomes a wall to us. These are among the issues we are worried about.

I can be reached on this email or at the phone number below.

Thank you for considering our concerns.

Connie
415-722-4464

Mark Hofman

From: Kristen Allen [kpallenrn2@aol.com]
Sent: Thursday, December 05, 2013 12:37 PM
To: Mark Hofman
Subject: re.12671 & 12673 Hwy 75



Dear Mr. Hofman,

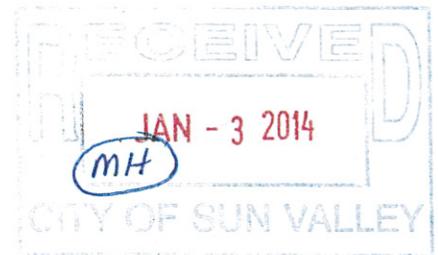
I am inquiring about when the public hearings about the above said property are scheduled.

We reside full time at 6 Willow road in Lane Ranch and I and my husband Robert would like to attend these hearings. We are certainly open to having homes built there and would expect as much, but we are strongly opposed to having 12 homes built on the property. Once we are aware of the hearings we will certainly submit specific questions and concerns about such a proposal.

Thank you,

Kristen Allen

January 2, 2014



Mr. Mark Hofman, Director
Sun Valley Community Development Department
PO Box 416
Sun Valley, ID 83353

Our family resides at 6 Willow Road, Sun Valley and we are immediately adjacent to the proposed 12 home subdivision at Lane Meadows. We are writing to express our concern over the proposed development.

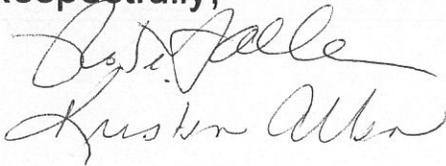
Our concerns involve both aesthetic and public safety issues. A 12-unit subdivision on approximately 7 acres would result in a housing density that is not consistent with our existing neighborhood. The development is located on Highway 75, so visitors and tourists entering the Sun Valley area would be immediately confronted with a pocket of higher density housing. Secondly, this housing density will negatively impact our lines of sight to the north and west. The proposed setbacks will place the rear of at least 2 homes immediately adjacent to our fence line.

From a public safety standpoint I would be concerned with highway entrance and egress. Cars entering the development in a southern direction would have to cross two traffic lanes. Cars exiting the subdivision in a southern direction would be required to turn left across two lanes of oncoming traffic. I have attempted on several occasions to enter Highway 75 in a southern direction from Gem Street. During rush hour it is virtually impossible. Last summer during the Beaver Creek Fire evacuations there was a

continuous line of cars proceeding south on Highway 75 from Ketchum, and if there had been homes in the proposed development site they would not have been able to evacuate in a southern direction.

This raises my final concern for fire safety with a single point of entrance to the development. I have no expertise in this regard, but it would seem that the combination of higher housing density and compromised highway approach is a potentially dangerous combination, affecting not only the homes within the development but also the homes located on the adjacent property in Lane Ranch.

Respectfully,

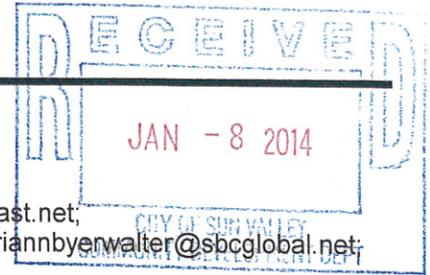


Robert Allen

Robert and Kristen Allen
6 Willow Road
Sun Valley, ID 83353

Mark Hofman

From: Geoff Tickner [gtickner@hybridcap.net]
Sent: Wednesday, January 08, 2014 12:02 PM
To: Mark Hofman
Cc: Meg Wilson; tim@hoganedgcomb.com; bbunshoft_1@comcast.net; n.craig.henderson@gmail.com; rhallenmd7@gmail.com; mariannbyenwaller@sbcglobal.net; sunco1007@cox-internet.com
Subject: Lane Meadows



Mark,

Happy new year and thanks again for meeting with me on Dec 23.

I am Lot #34 in Lane Ranch. Those that I copied are some of the other Lane Ranch property owners directly effected that I have discussed this with. My thoughts may be at the "30,000 ft level" vs the "details" of the proposal as compared to some of the other Lane Ranch property owners that you may hear from.

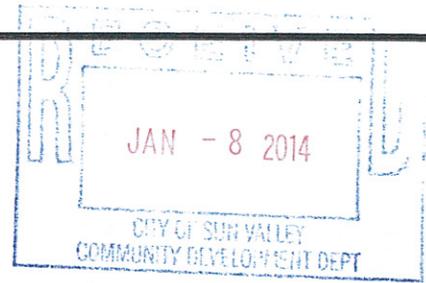
- 1) I am very much against this project as it would effect my view, property value, and I would argue negatively impact all of Lane Ranch and the city of Sun Valley (given it would be the "intro" driving up from Hailey).
- 2) Being in the "private investment" business myself, I am very biased towards earning a return and liquidity.
- 3) Although I am against this project, I defer as to whether the better route is to annex in order to control the eventual development. However, I hope nothing is done to "encourage" this project or any development any time soon.
- 4) When I purchased my home in 2000, I think I was told (my agent was Dick Fenton) that if ever developed it would likely be developed consistent with Lane Ranch. To me, it is obvious that this land should be developed in conjunction with a professional developer as part of a final Lane Ranch phase - like Weyakin.
- 5) I would point out that we are currently surround by construction - Lane Ranch North, I75, the water project across from the entrance - I don't want to see any more equipment any time soon.
- 6) I can't even imagine the issues associated with an entrance from I75 given all the rush hour traffic.
- 7) My guess is that I would be looking at another busted project - looking at empty lots for sale - the carve-out in the Valley Club comes to mind.

Best,
Geoff

Geoff Tickner
Managing Member
Hybrid Capital LLC
411 Borel Ave., Suite 606
San Mateo, CA 94402
650-302-7565 (office)
650-619-9829 (cell)
gtickner@hybridcap.net

Mark Hofman

From: jlowen17@cox.net
Sent: Wednesday, January 08, 2014 2:53 PM
To: Mark Hofman
Subject: Lane Meadows subdivision



Dear Mr. Hofman:

I live at 9 Dogwood Lane (Lot 54) in Lane Ranch. I have resided here for 16 years. Although my lot and house are not adjacent to the proposed Lane Meadows development, I do have some concerns.

The density of the proposed building lots will create a number of issues. It does not fit in with the neighborhood and will add an overwhelming number of people and traffic, especially during the building phase. The traffic entering the subdivision from Highway 75 and attempting to enter a 35 mph zone from a standing stop in the subdivision will require cars to significantly slow their progress up the highway. Traffic turning right onto Elkhorn Road already reduces the speed of the traffic driving to Ketchum.

Lane Meadows will have no access to either the Elkhorn Bike Path or the bike path between Ketchum and Hailey. It will require the use of an automobile. As a resident of Lane Ranch, I appreciate the quiet and uncrowded walking path around Lane Ranch. I would not enjoy an increased number of people who do not live here passing through Lane Ranch on their way by foot or bike to connect to the Elkhorn Bike Path. I hesitate to even bring up the issue of non-resident dogs in the neighborhood.

Unfortunately I will be out of town for the meeting in January but I look forward to attending in February. Thank you for your consideration of this matter.

Yours,

Jan Lowen
jlowen17@cox.net
622-8384

Mark Hofman

From: Mariann Byerwalter [mariannbyerwalter@sbcglobal.net]
Sent: Wednesday, January 08, 2014 6:54 PM
To: Mark Hofman
Subject: <no subject>



Hi Mark,

My name is Mariann Byerwalter, and I am the owner of Lot #043 in Lane Ranch. I am writing regarding the proposed annexation and development of Lane Ranch Meadows. While I know you are receiving substantial input on the proposal, I also wanted to reach out to you. My main concern relates to consideration of existing and proposed views and potential obstructions to such views. I am certain that you will require the appropriate landscaping to mitigate any negative impacts in both directions—taking into account, of course, potential growth of such plantings. However, I wanted to bring this to your attention. Also, the juxtaposition of new homes is obviously important, as it relates to the existing outdoor living spaces, and views of interior living areas of both existing and proposed homes.

Thank you for your consideration, and I appreciate your efforts on our behalf.

Mariann Byerwalter

Mark Hofman

From: Tim Hogan [tim@hoganedgcomb.com]
Sent: Friday, January 10, 2014 10:30 AM
To: Mark Hofman
Subject: Lane Meadows



Dear Mr. Hofman,

I'm the owner of Lot 67 in Lane Ranch which is located directly north of the proposed Lane Meadows project. Lot 67 is just adjacent to their proposed Lot 3.

I have met with the developer and discussed the problem of insufficient setback and the blockage of my southerly view. He indicated that he will move the setback of 15 feet to 20 feet, really not much of an improvement considering the size of these lots. Other lots on the plan have setbacks as large as 80 feet. Since my living space is directly facing south, a new home will be looking directly across from us. This is totally unacceptable and violates standard land development practice of separating adjacent living spaces.

In reviewing the City's Comprehensive plan, Goal 4 states "Promote Development that honors private property rights, is sensitive and complementary to adjacent properties and respects the natural scenic setting and views". Since this property is located in the County and the developer is requesting to annex into the City of Sun Valley, the proposed Lane Meadows project needs to be modified to conform to the City's goals. To wit:

Lot sizes should conform to the adjoining neighborhood. Lane Meadows lots are significantly smaller than our lots and should therefore be increased in size.

The setback and distance between the homes, particularly Lot 3, needs to be substantially greater than the 20 feet that is proposed. If the developer would only agree to move the loop street to the south, he can easily achieve this. (For your information, I have asked the developer to do this and he said he would not.)

On a general issue, it appears the 12 lot Lane Meadows project is creating a safety issues in two areas:

- 1, Ingress and egress on Highway 75: The increased number of daily traffic on and off Highway 75 particularly turning south will be dangerous.
- 2, Pedestrian access: The lane meadows project does not provide for a sidewalk accessing the City of Sun Valley's trail system at the intersection of Highway 75 and Elkhorn Road which means walkers and bike riders will either travel on Highway 75 or trespass through Lane Ranch.

Based upon the Lane Meadows application in its current form, I strongly urge the Planning Commission to deny the request to annex into the City of Sun Valley since Goal 4 has not been satisfied or as a condition of annexation, modify the plans to conform to Goal 4 by increasing the lots sizes and setbacks.

Tim and Mary Ann Hogan

--

Tim Hogan
Hogan Edgcomb Consulting
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EASTERN SUPERVISORY AREA

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Jerome, ID 83338
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Fax (208) 324-2917
pbrown@idl.idaho.gov



STATE BOARD OF LAND COMMISSIONERS

C. L. "Butch" Otter, Governor
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Lawrence G. Wasden, Attorney General
Brandon Woolf, State Controller
Tom Luna, Supt of Public Instruction



January 14, 2014

Mark Hofman
Community Development Director
City of Sun Valley
P. O. Box 416
Sun Valley, ID 83353

e-mail to: mhofman@svidaho.org

RE: For the Following Applications:

1. Initial Project Presentation – Lane Meadows Subdivision – 12671 & 12673 Highway 75 – CPA 2013-02 REZ 2013-03 CUP 2013-01 SUBPP 2013-11
2. Plat Amendment – Dollar Meadows Condominiums – 1377 Dollar Meadows – SUPA 2013-10
3. Design Review - Accessory Structure – 409 Fairway Road – DR 2013-43
4. Design Review – Facility Upgrades – 100 Sage Creek Reservoir Road – DR 2013-18

Dear Mr. Hofman:

Thank you for the opportunity to review and comment on the applications for as listed above, on properties as indicated above

As you may know, Idaho Department of Lands' (IDL) mission is to manage State Endowment Trust Lands (Endowment Lands) in a manner that will maximize long-term financial returns to the Beneficiary Institutions. The IDL mission is a constitutional mandate and is overseen by the State Board of Land Commissioners. Endowment Lands are not managed for the public at large and should not be referred to as "public lands" or "open space," either specifically or in a generic sense. These are working lands producing revenue for the Beneficiary Institutions.

IDL has reviewed the public hearing notice provided by the City of Sun Valley for the above noted applications. Based on the documentation provided to IDL, the applications will not impact Endowment Lands at this time. Should the applications be modified during the review or approval process, IDL requests that updated information be submitted to the IDL Eastern Area Office for additional review.

Thank you again for the opportunity to review and comment on these applications. Please contact our Eastern Area Manager, Pat Brown, at (208) 525-7167 or myself at the number or e-mail listed below, if you have questions or need more information.

Sincerely,

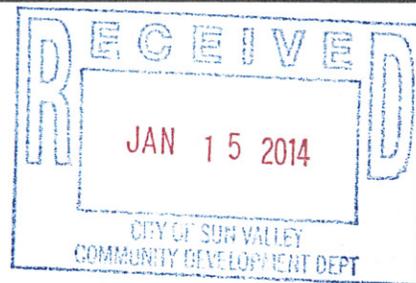
Julianne Shaw
Assistant Planner
Director's Office, Boise
(208) 334-0262
jshaw@idl.idaho.gov

Ecc: Patrick A. Brown, Eastern Area Manager
Kate Langford, Bureau Chief, Strategic Business Bureau

"Trusted Stewards of Idaho's Resources, From Main Street to Mountaintop"

Mark Hofman

From: libonpv@aol.com
Sent: Wednesday, January 15, 2014 1:47 PM
To: Mark Hofman
Subject: Lane Ranch Meadows project



Hi Mark,

We own a home in Lane Ranch (6 Dogwood Lane) and we noticed a road off of Highway 75 going into Lane Ranch. We were told this was for a Lane Ranch development called Lane Ranch Meadows. We wondered how this ever happened as one of the nicest characteristics of a nice community like Lane Ranch is that it has just one entrance/exit. With this smaller road off Highway 75, it certainly detracts from our community, that's for sure. So my first question is "how did that happen"?

Second, we looked at that plan for the Lane Ranch Meadows project and it has crammed 12 housing sites in a very small area, plus a ridiculous island in the middle. This is not in character with Lane Ranch at all. The parcel sizes are much larger than what that developer has planned. And the island is just a complete waste of space. Please redesign without island and larger parcel sizes, to start. Then for road, either make it a gated entry or get rid of it, and have access through Lane Ranch.

We still don't understand if this development is part of Lane Ranch or not. So we would like to know that, and thus, if they would be subject to CC&Rs of Lane Ranch.

Thank you for your consideration.

Libby and Jim Huyck

Mark Hofman

From: mike mead [mcmead@earthlink.net]
Sent: Saturday, January 18, 2014 11:54 AM
To: Mark Hofman
Subject: Proposed Development Adjacent to I#75/Lane Ranch Project



Dear Mr. Hofman:

With respect to the subject, I have reviewed the preliminary project drawings. Many thanks for facilitating my request. There are two matters which come to mind after some consideration.

The first relates to the density of this project. The adjacent Lane Ranch project was developed with an improvement density between .75 - one acre density while reserving and setting aside the current rather small project area of approximately 7 acres for a later date. It would seem to follow that a comparable density for the new project would be more in keeping with balanced development practice.

The second relates to a potential safety issue where the common ingress and egress is longer than my experience suggests is safe in an emergency situation.

I appreciate the opportunity to comment. For the record, we reside at #11 W Lane Ranch Rd.

Mike Mead

Mark Hofman

From: James Coons [jxcoons@aol.com]
Sent: Sunday, January 19, 2014 2:10 PM
To: Mark Hofman
Cc: 'James Coons'
Subject: Lane Meadows - Comments for P & Z meeting
Attachments: Lane Meadows Development.docx



Here are some comments I have in regard to the development and upcoming hearing. I regret that I will be unable to attend in person.

Jim Coons

Mark Hofman

City of Sun Valley Community Development

Regarding proposed Lane Meadows development

I would like to make a few comments regarding the proposed Lane Meadows development. At the time that the Lane Ranch property was annexed into the City of Sun Valley, the owners of what is now known as Lane Meadows were "begged" by the city to join in the annexation.. The owners of the property (Lane Meadows) at that time declined, preferring to have the lower taxation associated with Blaine County. Restrictions due to safety were placed on the property for access to and from Highway 75. Recently the current developer of Lane Meadows sought to gain access through the Lane Ranch development citing safety concerns with access from Highway 75. His proposal was denied by the Lane Ranch Board.

I would like to bring up three concerns I have as a property owner in Lane Ranch.

- The traffic study done by the developer and included in his application states that there is negligible impact on traffic entering or leaving from the Lane Meadows development is flawed. This study was conducted in the month of September during the slack season. If the study was conducted during high season of the summer or winter, the results would be significantly different. Traffic at that section of Highway 75 is backed up due to the Elkhorn stop light and egress will be a major problem given the high number of properties in the development. It was stated in documentation presented during the Lane Ranch approval and annexation that access for an increased number of properties would not be allowed by the state. Historically the access onto this property has been for two or three homes and the access was listed as a dangerous situation when the developer attempted to gain access through Lane Ranch.
- The lot size of one-half acre is minimal at best when compared to the properties in the Lane Ranch development which have an average footprint 50% larger. Even though the ½ acre lot size satisfies the city requirements if the property is incorporated, it will have the effect of degrading adjacent property values in Lane Ranch.
- Snow storage appears to be minimal for the access road to the lots as proposed. During winters with significant snow it will be difficult to maintain the width for fire and police access without storing snow on the private properties.

In conclusion, I am not opposed to a development on the subject property. Four to six homes with a landscaped natural island in the center could be an asset for the community. Properties ranging in the ¾ acre to one acre size would be more appropriate for the area. This could allow an island of significant size in the center, appropriately landscaped, with perhaps a water feature in the center.

James Coons

Lot 14, Lane Ranch