



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

To: Planning and Zoning Commission
From:  Mark Hofman, Community Development Director
Meeting Date: February 13, 2014
Agenda Item: Lane Meadows Annexation and Development

SUBJECT: Noticed site visit and continued 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 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.

The Planning and Zoning Commission began a review of the requests/applications with a presentation by the applicant at a noticed public hearing on Thursday, January 23, 2014. For that presentation meeting, the Commission received a project materials and application binder prepared by the applicant and project drawings, all stamped received by the City on December 31, 2014. Additionally, the Commission received all public comment emails and letters for the proposed project received by the City as of the writing of the January 23, 2014 staff report. After the presentation and public hearing, the Planning and Zoning Commission requested a publicly noticed site visit for the February 13, 2014 regular meeting and continued the public hearing date and time certain.

ANALYSIS: The following findings of fact are required for each of the individual Lane Meadows applications submitted to the City for review and action:

Annexation Findings- City Code Section 9-5B-9G

The proposed annexation of land is in the best of interest of the city, balances the cost of public services and facilities with anticipated municipal revenues, and complies with the procedures as set forth in Idaho Code section 50-222. (Ord. 387, 6-21-2007)

Comprehensive Plan/Future Land Use Map Amendment- Applicable Idaho Statutes 67-6502, 67-6508, and 67-6509.

Idaho Code provides for and governs the City Council's duties and responsibilities regarding an application for a comprehensive plan amendment. Decisions by the City Council are based on the following governing provisions of Idaho Code. Title 67 Chapter 65 of the Idaho Code governs Local Land Use Planning (the "Act").

67-6502. Purpose. The purpose of this act shall be to promote the health, safety, and general welfare of the people of the state of Idaho as follows:

- (a) To protect property rights while making accommodations for other necessary types of development such as low-cost housing and mobile home parks.
- (b) To ensure that adequate public facilities and services are provided to the people at reasonable cost.
- (c) To ensure that the economy of the state and localities is protected.
- (d) To ensure that the important environmental features of the state and localities are protected.
- (e) To encourage the protection of prime agricultural, forestry and mining lands and land uses for production of food, fibre and minerals, as well as the economic benefits they provide to the community.
- (f) To encourage urban and urban-type development within incorporated boundaries.
- (g) To avoid undue concentration of population and overcrowding of land.
- (h) To ensure that the development on land is commensurate with the physical characteristics of the land.
- (i) To protect life and property in areas subject to natural hazards and disasters.
- (j) To protect fish, wildlife, and recreation resources.
- (k) To avoid undue water and air pollution.
- (l) To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

Required Official Zoning Map Amendment Findings- City Code Section 9-5B-9F

1. The official zoning map amendment is consistent with the comprehensive plan and future land use map and reasonably implements the applicable provisions of the comprehensive plan, a

previously approved master plan development that is consistent with the comprehensive plan that existed at the time of approval, if applicable; and

2. The official zoning map amendment complies with the regulations in effect for the proposed zoning district, including the purpose statement, and is suitable for the proposed permitted uses; and
3. The official zoning map amendment has minimal or no adverse impacts on the natural environment, including, but not limited to, water quality, air quality, noise, vegetation, riparian corridors, hillsides and other natural features; and
4. The official zoning map amendment is not materially detrimental to the public health, safety, and welfare, or any significant impacts can be mitigated satisfactorily as determined by the planning and zoning commission or city council; and
5. Essential public facilities and services, including, but not limited to, emergency services, transit, work force housing and schools, are available to support the proposed uses and density or intensity without creating additional requirements at public cost for such public facilities and services.

Master Plan Development/Planned Unit Development- City Code Sections 9-5B-6 and 9-5B-7

Required Findings: The commission shall make the following findings in order to recommend approval of an MPD or approval of an MPD amendment. In some cases, conditions of approval will be attached to the approval to ensure compliance with these findings. The commission, if denying an MPD application, shall state findings why such application does not comply with one or more of the following findings:

1. The MPD is consistent with the city comprehensive plan, as amended, including the future land use map and the land use planning area guidelines and land use designations, if applicable;
2. The MPD complies with each applicable element of the purpose of this section, as set out in subsection A of this section;
3. The MPD meets the minimum requirements of this chapter;
4. The MPD promotes the orderly planning and development of land, as set forth in the purpose for this process, subsection A of this section;
5. The MPD has been properly noticed and public hearing held in accordance with this code;
6. The MPD complies with all city zoning regulations and codes in effect at the time of the MPD application.

Preliminary Plat Findings- City Code Section 9-4A-6G-2

In determining the acceptability or unacceptability of the proposed subdivision, the Commission shall consider the following:

- a. The conformance of the proposed subdivision and preliminary plat with the requirements of this title and all other applicable ordinances and provisions of this code.
- b. The conformance of the proposed subdivision with the comprehensive plan and this title.

- c. The availability of existing public services to accommodate the anticipated needs of the proposed development.
- d. The necessity for off site improvements to connect the proposed subdivision to existing public services and utilities.
- e. The financial capability of the city and other public agencies to provide required additional municipal services to the proposed development.
- f. Compliance of the proposed subdivision with the design and improvement standards specified in chapter 3 of this title and title 7 of this code.

Development Agreement- City Code Section 9-5B-9E and 9-5B-4E

9-5B-9E The applicant may submit or the council may require a development agreement in conjunction with the annexation or official zoning map amendment pursuant to Idaho Code section 65-6711A and section 9-5B-4, "Development Agreement", of this article.

9-5B-4E Standards: The standards identified in this subsection shall apply to all annexations and rezones involving development agreements, unless otherwise specified.

1. Comprehensive Plan Compliance: Compliance with the goals and policies of city comprehensive plan shall be demonstrated in a written narrative.
2. Neighborhood:
 - a. There shall be compatible transition in scale, building form, and proportion between the proposed structure/use and existing structures and landscape.
 - b. All development within the project area shall comply with the standards and criteria as set forth in chapter 3, article A of this title. Conceptual approval is required prior to the approval of a development agreement and the zone change or annexation.
 - c. Alteration to the record grade shall be in compliance with this title.
 - d. The proposed use(s) and development of the subject property shall be appropriate for the location, the lot and the neighborhood.
 - e. The proposed use(s) and development shall not adversely affect the character, public health, safety, and/or general welfare of the neighborhood or the community.
3. Infrastructure:
 - a. The proposed use and development of the subject property shall not cause undue traffic congestion, or dangerous traffic conditions.
 - b. The proposed use(s) and development of the subject property shall not adversely impact other infrastructure such as, but not limited to, public utilities and communication systems, water, wastewater, and drainage systems, as well as snow storage and snow removal.

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 and public hearing of January 23, 2014 and the 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. The site visit by the Planning and Zoning Commission was publicly noticed by the same methods listed above for the January 23, 2014 public hearing.

Public Comment- Three new public comment emails have been received by the City as a result of the public notices. These comment emails are attached as **Exhibit "PZ-A"**, **Exhibit "PZ-B"**, and **Exhibit "PZ-C"** 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: The Planning and Zoning Commission should meet at the project site at 9am, Thursday, February 13, 2014 and view existing site conditions from the project area and surrounding sites. When the meeting reconvenes back at City Hall, before additional 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 new public comment emails, hold the continued public hearing, and discuss the project design and elements. The Community Development Director recommends the Commission continue the items date and time specific to the 9am, Thursday, February 27, 2014 regular meeting with direction to staff as to the recommendations for each of the individual applications.

LIST OF ATTACHED EXHIBITS:

- | | |
|----------------|--|
| Exhibit "PZ-A" | Public comment email stamped received by the City on February 3, 2014 from Robin Sias, 18 Meadow Road, Lane Ranch. |
| Exhibit "PZ-B" | Public comment email stamped received by the City on February 5, 2014 from Tim and Mary Hogan, 11 Meadow Road, Lane Ranch. |
| Exhibit "PZ-C" | Public comment email stamped received by the City on February 10, 2014 from Jim Huyck, 6 Dogwood Lane, Lane Ranch. |

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

Mark Hofman



From: Robin Sias [robin@mountaingirl.org]
Sent: Monday, February 03, 2014 5:15 PM
To: Mark Hofman
Cc: Tim Hogan; Kristen Allen
Subject: Opposition to Lane Ranch Meadows Proposal -- For the Record

Dear Mr. Hofman,

This is Robin Sias. I reside at 18 Meadow Road (Lot #66) in Lane Ranch year-round with my three children.

After much consideration, thought, and peeking over the fence, I wish to be on record as strongly opposed to Scott Thomson's proposal to develop the property adjacent to mine: what he is calling Lane Ranch Meadows. When I purchased my home nearly seven years ago, it was with an understanding that the beautiful open meadow to my south might some day have a new, more modern house built on it, but it never occurred to me that twelve homes could be erected in my backyard. Having looked at that property for nearly seven years, from my the master bedroom, the living room and the kitchen, I can not even begin to picture that property supporting that kind of density.

My objections are as follows:

- Mr. Thomson's proposed setbacks place two homes 15-feet from the fence line in my backyard. That does not take into account any patios or outdoor spaces that could further encroach on this very limited space. These proposed two homes would greatly impact my privacy as well as my view. Many of the other homes Mr. Thomson proposes have setbacks up to 60-feet. 15-feet is absolutely unacceptable.
- Running Sun Valley Water and Sewer lines to this new development would require my backyard being completely torn up to connect, or try to connect, the necessary infrastructure. I was not aware of an easement running at the back side of my property until Sun Country Management had the courtesy to bring it my attention vis a vis Mr. Thomson's plans. My backyard is landscaped and includes a large water feature very close to where trucks would be sent to dig trenches into the yard. This is unacceptable from a safety perspective to my family, a disruption perspective, as we live here full-time, and the perspective of potential damage to existing landscaping. At the Planning and Zoning meeting I attended on January 23, one member of the board questioned whether connecting to city water and sewer was as easy as 'simply' connecting the pipes. This needs to be fully investigated and the inconvenience and disruption given full consideration.
- I am very concerned about the increased traffic issues this development would bring with the addition of 24 or so cars trying to turn onto and off of State Highway 75 at a place that consistently backs up in even the best of circumstances. I have lost count of how many morning and evening fender benders and worse have taken place outside my kitchen door. It is worth noting, too, that on snowy mornings, the turning lane, even out of highly traveled Elkhorn Road, is rarely well plowed and traffic goes down to one lane. The addition of this subdivision will complicate and back up traffic further during peak hours and worsen in inclement weather.
- Mr. Thomson's proposed lot sizes are not in line with neighboring Lane Ranch lot sizes. What he suggests creates a subdivision within a subdivision but with different lot sizes that are not complimentary. By his calculations, I believe my property could support three houses which would be ludicrous.
- I am concerned about my new neighbors accessing my property or those of my neighbors to get to the bike path or safe and convenient places to exercise or walk their dogs. Mr. Thomson's design provides no pedestrian access out of the subdivision which will create issues among neighbors.
- This proposal, to me, is not a Field of Dreams. If you build it, will they really come? With many empty lots and beautiful homes, condos and townhouses of every size and shape currently available in Sun Valley, what would be the appeal of living off the highway, in a densely developed property, with no access to walking paths, clubhouses, pools or tennis courts? All of these amenities are established and available throughout many neighboring areas in Sun Valley and Elkhorn. If you annex this property into the city of Sun Valley and approve

Mr. Thomson's plan, what is the possibility of these twelve houses being purchased? I think it is slim given the many more attractive options in Sun Valley.

- The two houses that would be built adjacent to my yard have a very small building zone which dictate a small house with commensurate market value. Again, this is not in line with what exists mere feet away in Lane Ranch.

I join with my neighbors in voicing my strong opposition to Mr. Thomson's current proposal. I plan to attend the next meetings concerning this subdivision and also hope to meet with you in person to discuss my concerns. In the meantime, I would like to be on the record opposing annexation of this property into the City of Sun Valley and opposing Mr. Thomson's proposal to develop the property in the manner he has set forth.

Thank you for your time and the consideration of my concerns.

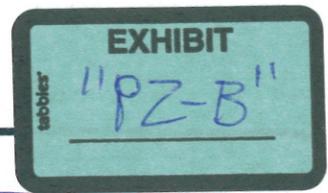
Robin Sias

cell: 914.522.4899

home: 208.622.7022

Mark Hofman

From: Tim Hogan [tim@hoganedgcomb.com]
Sent: Wednesday, February 05, 2014 4:04 PM
To: Mark Hofman
Subject: Lane Meadows
Attachments: Density Study.6a.xlsx; Lane Ranch site plan exhibits.pdf



Tim and Mary Ann Hogan
11 Meadow Road
Sun Valley, ID 83353
February 5, 2014

Mark Hofman
Planning Director, City of Sun Valley
81 Elkhorn Road
Sun Valley, ID 83353

Dear Mr. Hofman,

In reviewing the Lane Meadows submittal and site plan, I would like to address the compatibility issue. In essence, Lane Meadows, which was the original Lane family ranch house, is an "infill site" within Lane Ranch. As long time residents of Lane Ranch, we have assumed that any development would be complimentary with the Lane Ranch development. The Lane Ranch, which was completed 25 years ago, is one of best subdivisions in the City of Sun Valley and I know the residents are very proud to living in the subdivision.

In chapter 4 of the City of Sun Valley's Subdivision Regulations (9-4A-1), the regulations state:
PURPOSE: The purpose of these regulations is to promote the public health, safety and general welfare, by providing for:

- A. The harmonious development of land situated within the jurisdiction of the city and in context with the immediate neighborhood.

Using these regulations, I have prepared an analysis of four areas in the Lane Ranch subdivision. The four comparisons, which are based upon a net acreage, are:

1. **13 lots immediately adjacent to Lane Meadows:** The average size of the 13 lots that border Lane Meadows is **.76 acres or 33,100 sq. ft.** The sizes range from .51/acre to 1.12/acre.
2. **6.85 acre area immediately north of Lane Meadows:** This area consists of 8 lots with an average size of **.80 acres or 35,000 sq. ft.** The lots range from .52/acre to 1.08/acre.
3. **7.72 acre area immediately south of Lane Meadows:** This area consists of 8 lots with an average size of **.89 acres or 39,000 sq. ft.** The lots range from .57/acre to 1.12/acre.

4. **110 acre Lane Ranch:** This is the Lane Ranch, which has 110 net acres after deducting the open space, consists of 112 lots. The average lot size is **.79 acres or 34,400 sq. ft.** The lots range from .51/ acre to 2.08/acre.

A schedule has been attached as an exhibit that compares each area and establishes a comparable net lot size. This will also include an adjustment for the difference in the road rights of way area. Lane Ranch has 60 foot wide rights of way and Lane Meadows has 30 foot wide rights of way. In order to accomplish this difference, Lane Meadows has a 15 foot utility easement included in the lot.

As a result of this comparison, the surrounding lot sizes on a net basis are approximately **.85 acres or 37,000 sq. ft.**, which includes a .05 acre adjustment for the 15 ft. easement. Accordingly, the number of lots in Lane Meadows should be 6.5 lots. Since half lots are not feasible, the final lot count should be reduced to 6 lots. With 6 lots, the lot size would be **.93 acres or 40,500 sq. ft.**

Based upon this comparison, the proposed 12 lots subdivision with 20,000 sq. ft. lots would not be compatible with Lane Ranch. The 12- 20,000 sq. ft. lots, while complying with the building code, will be the smallest lot size that is allowed in the RS-1 zone in the City of Sun Valley. This type of lot should not be located adjacent to Lane Ranch.

Although, many other site plan issues exist, it's important that the compatibility and the "harmonious development of land" be resolved first. The other inconsistencies that I have concerns with are:

1. Inconsistency with the building zones: Would it be appropriate to review the proposed building envelopes?
2. Inconsistency with the setbacks: The setbacks range from 15 – 20 feet on north facing side of the property and 60 feet on the East and South side of the property.
3. Safety issue relating to the ingress and egress on High way 75: The amount of traffic from 2 homes to 12 homes will increase the amount of autos accessing Highway 75.
4. Lack of pedestrian and bicycle path: A safety issue will exist for homeowners attempting to access the Sun Valley trail system.
5. Inconsistency with the Lane Ranch site plan:
 - a. 60 foot road right of way versus 30 foot.
 - b. 15 foot easement included in the lots
 - c. 100 foot building setback along Highway 75 for Lane Ranch versus an 80 foot setback.
 - d. Significant amount of open space and recreation facilities in Lane Ranch versus Lane Meadows.

In conclusion, as a neighbor that is located along the north property line (lot 67); I would like to see a development that is compatible with Lane Ranch.

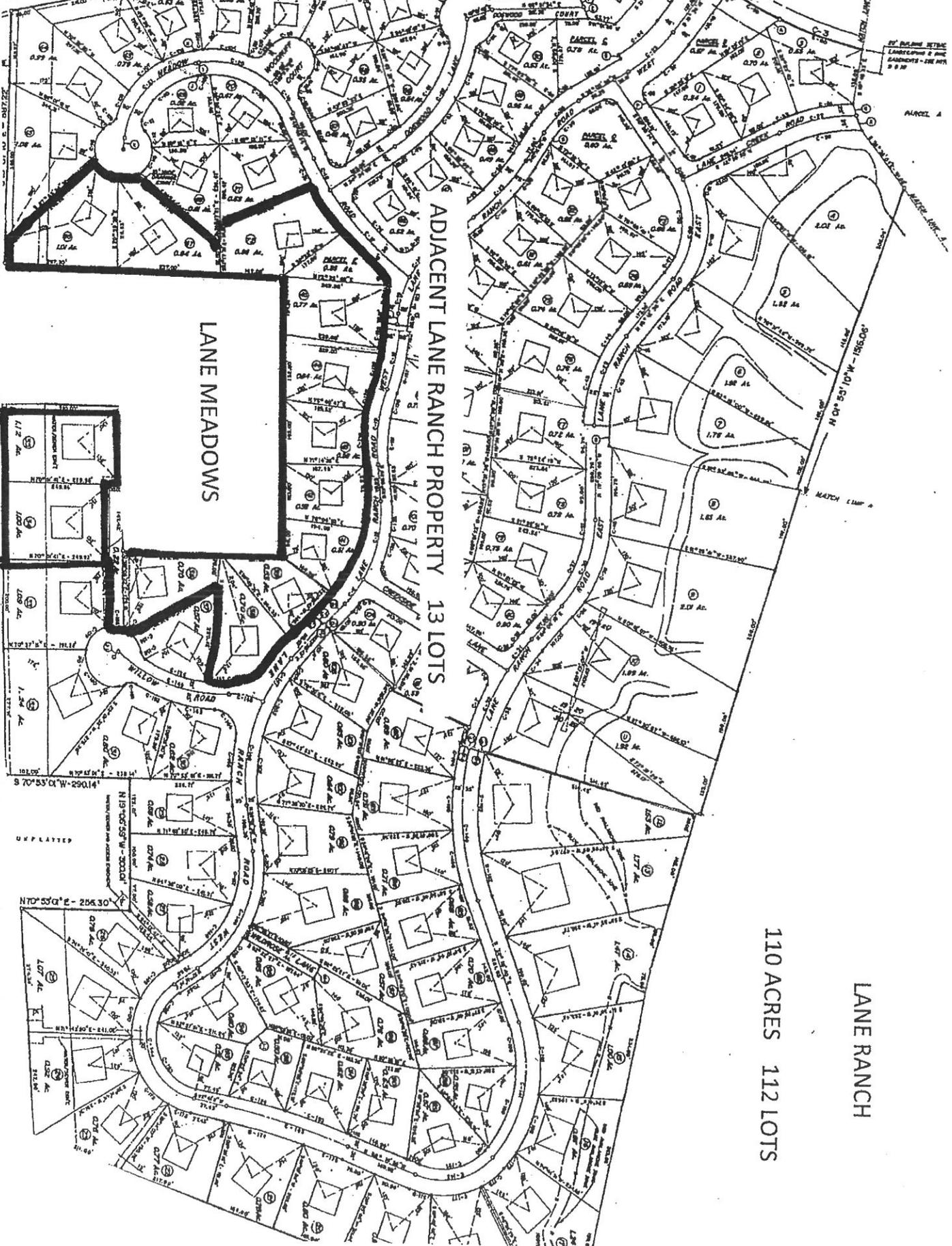
Tim Hogan

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Tim Hogan
Hogan Edgcomb Consulting
20201 SW Birch Street, Suite 155

20'

1" FOR UTILITY EASEMENT AS PER
STATE OF TEXAS



LANE MEADOWS

ADJACENT LANE RANCH PROPERTY 13 LOTS

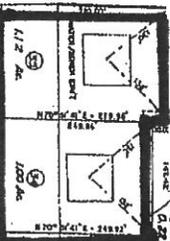
LANE RANCH

110 ACRES 112 LOTS

BY PUBLIC STATE
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PANEL A

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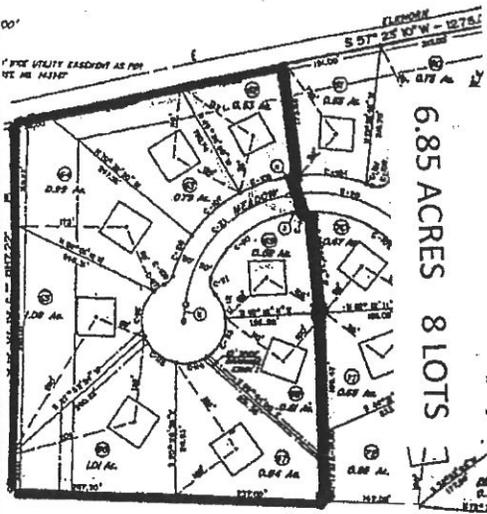


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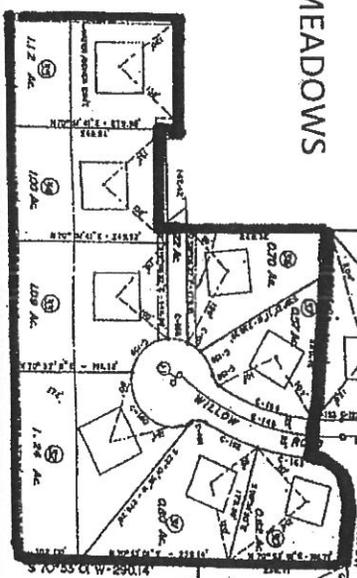
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S 70°53'Q'W - 290.14'

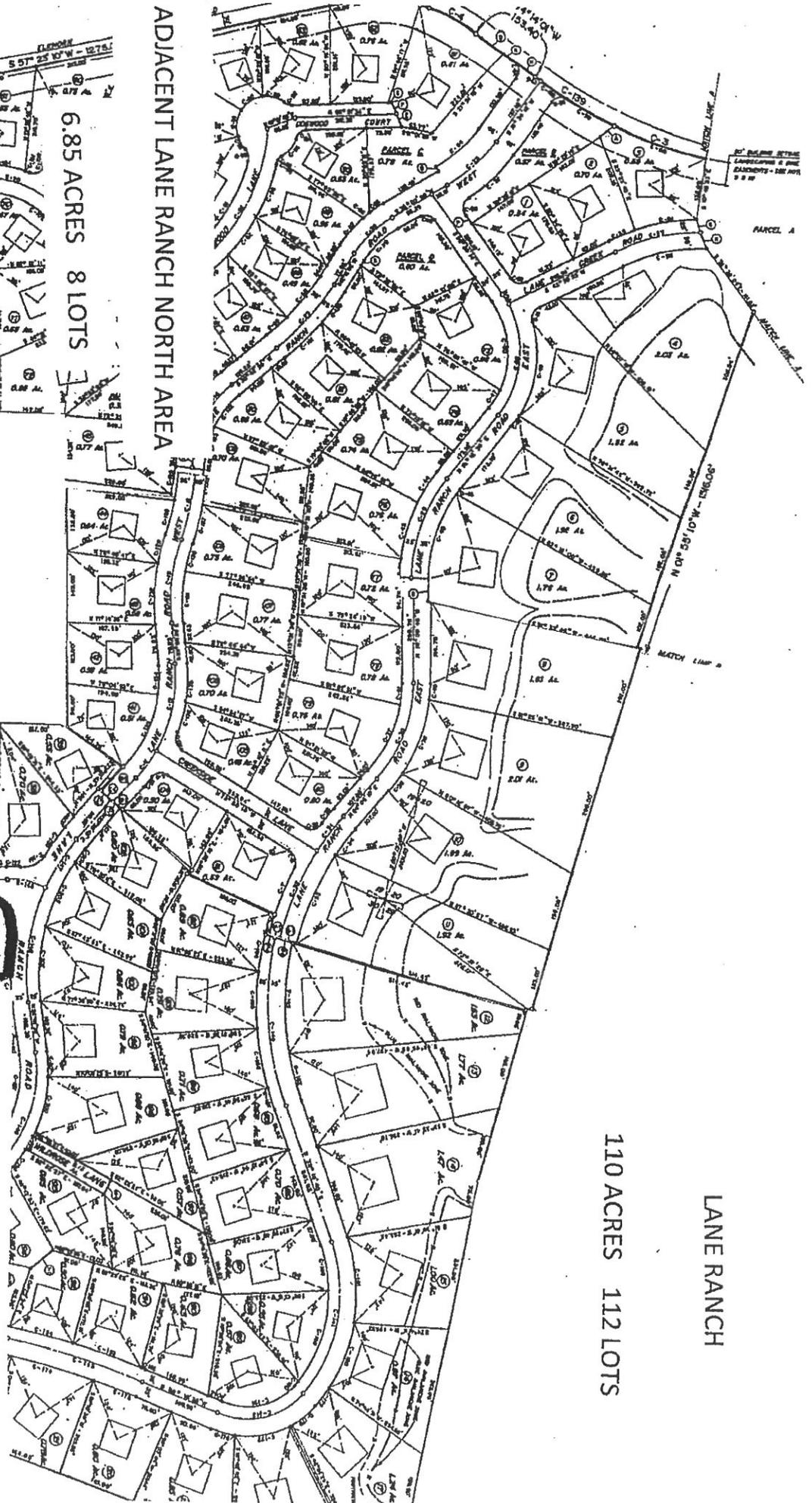
N70°37'Q'E - 181.14'



ADJACENT LANE RANCH NORTH AREA

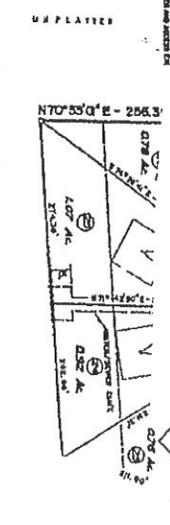


ADJACENT LANE RANCH SOUTH AREA

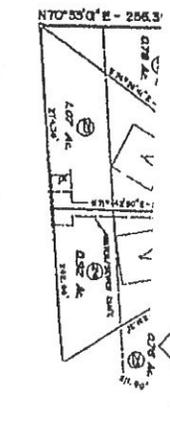


LANE RANCH

LANE MEADOWS



MAP PLATTER

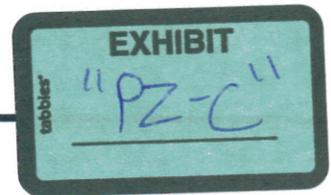


ADJACENT LANE RANCH NORTH AREA

	1 13 lots adjacent to LM	2 Lane Ranch North Parcel	3 Lane Ranch South Parcel	4 Lane Ranch	Recommended Lane Meadows	Proposed Lane Meadows
Gross Acres	9.86	6.85	7.72	110	7.15	7.15
Streets		0.48	0.58	11	0.91	0.91
Common Area Easement 15'				11	0.66	0.66
Net Residential Area	9.86	6.37	7.14	88	5.58	5.58
# of Units	13	8	8	112	6.5	12
Net Area						
Lot Size/acre	0.76	0.8	0.89	0.79	.85*	0.46
Lot Size/Sq. Ft.	33,100	35,000	39,000	34,400	37,000	20,000

* The average lot sizes have been increased by .05 acres to adjust for the 15 ft. easement in the Lane Meadow lots

Mark Hofman



From: Jim Huyck [Jimonpv@aol.com]
Sent: Monday, February 10, 2014 10:30 AM
To: Mark Hofman
Subject: development within Lane Ranch



Mr. Mark Hofman
Community Development Director
City of Sun Valley
Sun Valley, Idaho
(208) 622-4438

Hello Mr. Hofman,

I am a Lane Ranch resident and just wanted to throw in my \$0.02 on the proposed development inside Lane Ranch (at Lane Avenue and Willow Road).

I don't know all the details of the proposal but I wanted to list a few points that I think should be considered when evaluating this development.

1. I believe in property rights and I think land owners should have the ability to control their property in ways they see fit and that are "reasonable", without having to contend with "evolving" requirements.
2. I think it would make more sense for this development to have lot sizes similar to those in Lane Ranch. (Currently the proposed lot sizes are much smaller than normal Lane Ranch lot sizes.) This devalues Lane Ranch properties to some extent and makes Lane Ranch less attractive.
3. I think that this development would be much better if it were a part of Lane Ranch...rather than accessed off the Highway. I think "annexation" may have already been tried (and may have already failed) but if I had a vote, this seems to be the most logical direction to go.
4. Having independent Highway access for individual properties is not as good (for anyone) as accessing properties from secondary (not sure this is the proper terminology) streets.
5. Having a small looped road that creates a "greenbelt" area really doesn't fit the existing character of Lane Ranch. Lane Ranch lots are big enough that individuals can provide planting that creates a beautiful natural setting. The proposed loop is so small that it doesn't really represent "open space" to me. It seems to accentuate the "paved loop" rather than natural open space.

So, in conclusion, I hope the developer will consider trying to annex into Lane Ranch, access via Willow Road, increase lot sizes, and make the development look like the existing Lane Ranch development. (Maybe Lane Avenue could be gated in some way and used as an emergency secondary access that could serve Lane Ranch.)

Thank you for allowing me to submit my comments!

Jim Huyck
#6 Dogwood Lane
Lane Ranch
Sun Valley, Idaho