DRAFT

Minutes of the Planning and Zoning Commission

May 8, 2014

The Planning and Zoning Commission of the City of Sun Valley, Blaine County, State of Idaho, met in regular session in the Council Chambers of Sun Valley City Hall on May 8, 2014 at 9:00 a.m.

1. Call To Order

Chairman Ken Herich called the meeting to order at 9:03 a.m. and declared a quorum present.

Present: Commissioners Ken Herich, Jake Provonsha and Margaret Walker.
Absent: Commissioners John O'Connor and Bill Boeger.

Also Present: Community Development Director Mark Hofman, City Attorney Adam King, City Clerk Hannah Stauts, Marty Lyon, Nancy Humphrey, Peter Palmedo and Karen Reinheimer.

2. Public Comment

There were no comments.

3. Consent Agenda

4. New Business

A. Marty A. Lyon, Lyon Landscape Architects, for Weyyakin Ranch Property Owner's Association, Inc.; Public hearing for a Design Review Application for proposed landscape, signage, and lighting improvements to provide greater visibility to the entry to Weyyakin Ranch from Highway 75. Location: Blocks 5 and 8, Weyyakin Subdivision; Weyyakin Drive at Highway 75. Application No: DR 2014-15.

Community Development Director Mark Hofman provided an overview of the application for the Commission. He explained the application was to reconstruct the main entry to Weyyakin from Highway 75 to an internally lit monument sign and to install street signs for the intersections throughout the subdivision. Hofman said no comments had been received about the application. Chairman Herich polled the Commission for any ex-parte communications and no disclosures were made.

Marty Lyon, representing the Weyyakin homeowner's association, presented the project. Lyon and the Commission discussed the plans for the up lighting on the proposed Highway 75 entrance sign. Lyon clarified which of the lights on the plans would remain and which would be removed. The existing lights that will remain will have LED bulbs installed to replace incandescent bulbs. The existing up lighting will be redirected toward the entryway sign. The Commission expressed their concerns regarding the up lighting.

Commissioner Provonsha asked Lyon whether the plantings in the landscaping plan will be low so they do not block the new sign over time. Lyon confirmed the plantings would be low and described the landscaping materials to be used.

Lyon stated the individual court signs will have lighting within, and they have been approved by the City Street and Fire Departments. City Attorney Adam King read the portion of the Sun Valley City Code on lighting and the standard for up lighting for the Commission.

Chairman Herich opened the public hearing for comments. There being none; he closed the public hearing.

Commissioner Provonsha said he would like to limit the lights to those which illuminate the new sign and that the other lights be removed. Hofman stated that the applicant had been requested to bring samples of the up lighting to the meeting. The up lighting was considered as an addition to the application that was made at the meeting and that it would be reflected in the Findings. The Commission discussed their concerns about the lighting in relationship to the City's light ordinance. Hofman confirmed the application was in compliance with the ordinance.

MOTION
Commissioner Provonsha moved to approve Application No. DR 2014-15, with the addition of an eighth Condition of Approval, i.e. lights be removed, and a ninth Condition of Approval, i.e. the lights in the chaparral be reviewed and approved by the Community Development Director to ensure they comply with the lighting ordinance, seconded by Commissioner Walker. All were in favor; none opposed. The motion carried.

BREAK
A break was taken at 9:35 a.m.
The meeting reconvened at 9:42 a.m.

5. Continued Business

A. City of Sun Valley 2014 Comprehensive Plan Update: Continued review of the update process and the Steering Committee's recommendations on amendments to the 2005 Comprehensive Plan Update.

Chairman Herich discussed the task before staff to incorporate the Commission's thoughts and edits into the Comprehensive Plan update in order to have a final document to present at a public hearing. Hofman and the Commission discussed the timeline needed for staff to complete the final draft. The Commission decided to hold a meeting on June 5th at 9:00 a.m. to review the updated document.

The Commission resumed their review of the Comprehensive Plan where they had last left off discussing special sites.

The Commission began to review the Gateway LUPA. Mark Hofman gave an overview of the Steering Committee's recommendation of having the Gateway area "kept open" and described the two versions of the Gateway LUPA drafted by the Committee. The primary difference between the two versions is the development density.

Nancy Humphrey, Steering Committee member, commented that the Gateway area vote was a close tie vote among the Committee members.

Karen Reinheimer made comments regarding the history of zoning in the Gateway and the potential density trade for keeping the Gateway open.

Peter Palmedo, Chairman of the Steering Committee, commented that the Gateway was one of the hottest topics in the community. He provided background on how the Committee reached its recommendation which was based mainly on Goal 1 and Goal 4, an attempt to strike a balance between preserving the natural environmental aesthetics and honoring private property rights. He explained how the recommended Gateway LUPA creates value for both the Sun Valley Company and the community. He also mentioned Sun Valley Company's position on future land use of the Gateway depends on the degree of development proposed in Prospector.

The Commission discussed workforce housing. Mark Hofman said workforce housing was proposed in the Gateway and Prospector LUPAs with description to be captured in the LUPAs' narrative.

Nancy Humphrey, Steering Committee member, made comments regarding designating areas for workforce housing and asked the Commission to consider replacing the proposed workforce housing near to the Red Barn by open space. The Commissioners agreed that they supported version one of the Steering Committee's recommendations for the Gateway LUPA.

The Commission held a discussion over the east side of Gateway as a potential site for a gondola. Karen Reinheimer made comments and thought the east side should remain as open space instead of being used for a gondola.

Karen Reinheimer commented the Steering Committee did not conduct a public outreach for its recommendations. Chairman Herich responded to her comment and explained the difference between public hearing and public meeting. He also explained the appropriate timing for public hearing given the pattern of public participation in the past.

Commissioner Boeger stated his preference of seeing a clear distinction of the two cities and thought Gateway serves the purpose. He expressed his concern over the density at the Red Barn area. He also emphasized the importance of respecting property rights and remarked that the area should be developed appropriately.

Hofman gave an overview of the two versions of the Gateway LUPA and pointed out the differences between them. Commissioner Boeger indicated his support for version 1.

Liz Warrick cited Mrs. Holding's recent remark on the Gateway as a welcoming entry to Sun Valley as a background that supports the importance of the Gateway.

Karen Reinheimer gave her comments regarding the balance and trade off of land use in Dollar and Gateway LUPA and expressed her concern over Hofman acting in favor of Sun Valley Company.

Peter Palmedo disagreed with Reinheimer's remark on Hofman and said Hofman had been unbiased and fair during the comprehensive plan process. Chairman Herich also stated his disagreement of Reinheimer's remark on Hofman and made a number of positive remarks on Hofman's work ethics.

The Commission held a discussion over the two versions of Gateway LUPA with focus on a different land use recommendations on the east side of Sun Valley Road, as well as the density of the Cottonwood

parcel under current zoning versus the Comprehensive Plan. Chairman Herich requested Peter Palmedo, Chairman of Steering Committee to brief the Commission on the background on coming up with the two versions of the Gateway LUPAs.

The Commission agreed on Gateway LUPA version one as their recommendation in general with Chairman Herich stating that he might change his position depending on the outcome of the public hearing.

The Commission held a discussion on how to amend the narrative of the new Gateway LUPA exhibit to reflect the changes made.

The Commission then moved on to discuss the approach in reviewing "IV. Plan Implementation" and made amendments to "Implementation Priorities". The Commission then went on to discuss an amendment for Table A-11 on Page 9 of 30 and decided that staff would finalize the revision of this section. A discussion was held on the purpose of "Notes" (Page 14 of 30), and an amendment was made on the description of Special Sites on Page 18.

Chairman Herich said they had reached a good stopping point to allow Hofman to integrate the changes the Commission has requested.

MOTION

6. Discussion Items

7. Adjourn

MOTION
Commissioner Walker moved to adjourn, seconded by Commissioner Provonsha. All were in favor, none opposed. The motion carried.

The meeting was adjourned at 11:50 a.m.

MEETING SCHEDULE
Special Planning & Zoning Commission, June 5, 2014 at 9:00 a.m., Council Chambers
Regular Planning & Zoning Commission, June 12, 2014 at 9:00 a.m., Council Chambers

******

_____
Ken Herich, Chairman

_____

Isabel Lui, Planning Technician/Associate Planner