

Meeting Notes
2013 Comprehensive Plan Update Steering Committee Meeting
November 12, 2013

The 2013 Comprehensive Plan Update Steering Committee met at the Council Chambers at Sun Valley City Hall on November 12, 2013.

Call to order

Chairperson Peter Palmedo called the meeting to order at 3:00 p.m.

Committee Present: Doug Brown, John Calvert, John Carver, Peter Hendricks, David Holmes, Nancy Humphrey, Wally Huffman, Bill Merizon, Peter Palmedo, Chuck Rumpf, Tim Silva, Cris Thiessen, Susan Tucker, Liz Warrick, Paul Willis

Also Present: Community Development Director Mark Hofman, Karen Reinheimer, John O' Connor, Nils Ribí, Al Stevenson, Lisa Stleck

Chairman's Opening Remarks

Chairman Peter Palmedo welcomed everyone to the meeting.

Comments and Questions

Karen Reinheimer said that she had some updated zoning maps available that would help the update of the Comprehensive Plan. She also said the zoning of Cottonwood did not reflect the zoning that she had seen in the Sun Valley Master Plan. In this master plan, the figures are similar to the 1991 study before the Comprehensive Plan process. She said the density at Cottonwood was over 100 units compared to the previous 40 units. Lastly, she said she was concerned about how the density from the Gun Club/White Clouds was going to impact the Gateway.

Chairman Palmedo said Reinheimer's concern was not within the scope of discussion for the 2005 Comprehensive Plan Update.

Peter Hendricks made a formal request to extend the Steering Committee beyond 2013. This is seconded by Susan Tucker and Nancy Humphrey. Lisa Stleck said as a community member she fully supports the extension so that the Committee has enough time to finish its work.

Hendricks also made suggestions on the format of recommendation, which should be broad and general, capturing the Steering Committee's vision and desires in an overarching fashion. The format will be similar to that of the 2005 Comprehensive Plan. Cris Thiessen concurred with Hendricks on the higher level approach in the recommendation.

Wally Huffman said that we should have a specific set of topics to address if an extension is granted.

David Holmes suggested paper copies of each updated section should be made available for members to review.

Chairman Palmedo asked the Committee to vote on an extension of three months for the Steering Committee to complete its work. A majority voted yes.

Liz Warrick proposed the chairman and vice-chairman of the Committee put forward the extension request to the Mayor. Chairman Palmedo said together with Cris Thiessen he would send the request in the form of a letter to the Mayor.

Nancy Humphrey said that the Committee has not discussed the Red Barn, an important historical icon of Sun Valley. In addition, she said that the discussion of Penny Hill should go into more depth.

Remaining Meeting Schedule Update

Mark Hofman said the next two meeting dates will be Tuesday, December 3rd and Wednesday, December 11th. The focus of the December 3rd meeting will be on draft Action Items, and the December 11th meeting will be on finalizing the recommendation.

Sun Valley Gateway

Mark Hofman presented the revised draft exhibit for the Gateway LUPA representative of comments from the October 29, 2013 meeting of the Committee. Chairman Palmedo asked those members who were not at the last meeting to state their thoughts on future land use in the Gateway.

- Keep it as open space in perpetuity.
- The possibility of transferring density to the Village Core and to the Trail Creek area should be explored to allow open space in the Gateway.
- Preserve as much open space as possible.
- The west side of Sun Valley Road should not be developed and the east side could be developed tastefully with less visual impact than the left side.

Dollar Mountain, Prospector Hill, and Sun Valley Municipal Complex

Chairman Palmedo said he was a property owner on Prospector Hill and he would recuse from this part of the discussion. He requested Cris Thiessen to lead the discussion. Each member of the Committee was invited to state their thought on this LUPA and the following is a summary:

- Overall density in this area should be kept low. Medium density should be kept in the area adjacent to City Hall near the road and the Dollar Lodge.
- The Medium Density units of 20 and 40 on both sides of Elkhorn Road should be reduced. The LUPA boundary should be brought down to Wedeln and Skyline. Residential up above should be converted to Open Space.
- Preservation of the ridge line and view corridor is important and open space should be protected. Natural area for density is at road near the Dollar Lodge, i.e. density down low that respects view corridors, ridges and saddles. Limit the amount of low density units, the lower the density, the higher the value it will create for the Company. Have low density, low profile residential units built around the medium density. Preserve wildlife corridor, view corridor and hillsides which are all essential to the community. The land should define the number of Single Family Units. The whole upper area should all be green.

Base on the Committee's input, Mark Hofman summarized the key points of this LUPA:

- Bring down the LUPA line to the Wedeln and Skyline developments or leave the existing LUPA line but turn some of the single family land use designation into open space.
- No density or reduced density.
- Concentrate density at the lower area and around the streets.

- Aesthetics and view corridor are of high importance in this LUPA.

Wally Huffman recognized the importance of maintaining the aesthetics and view corridor of this LUPA. He also pointed out this area is right in the middle of Sun Valley and is an appropriately developable property. He said that the Sun Valley Company would like to develop single family on the portion of land of 25% or less slope which is accessible by adequate road and multi-family across from Dollar Lodge.

The Committee then discussed how the changes in this LUPA relate back to Gateway.

Sun Valley Gateway (Continued)

Wally Huffman said since the Committee's consensus is not to have any development on the west side of Sun Valley Road, he suggested the land use designation of Cottonwood parcel be converted to Commercial Core instead of Multi-Family and turn Penny Hill into Open Space.

Chairman Palmedo reiterated the overarching vision of the Committee is to protect open space and view corridors hand in hand with the enhancement of economic value. This approach is going to create huge benefits to the community.

Mark Hofman summarized the discussion:

- Density close to the Village Core.
- Vision to have Penny Hill as open space.
- Add the Cottonwood parcel into the Core LUPA.

Comments and Questions

Karen Reinheimer commented there was a lot of density discussion going on in 2005 without public input. She hoped this time the recommended land use designations of the LUPAs would be open for public comment. She also disagreed with the density distribution and thought that more density could go out to Trail Creek. She encouraged the Committee to look at the density in greater depth with reference to the Sun Valley Master Plan, current zoning map, and the 1994 Land Use Map.

Nils Ribi said he appreciated Wally Huffman's idea on the 1800 acres of open space which brings us closer in wrapping up the future land use discussion. Ribi commended Huffman's proposal as intriguing which gives the Gateway an opportunity to have its land use designation closer to the community's vision.

Lisa Stelck commended the Steering Committee for doing a remarkable job.

Adjourn

The meeting was adjourned at 5:14 p.m.