

**Meeting Notes**  
**2013 Comprehensive Plan Update Steering Committee Meeting**  
**October 29, 2013**

The 2013 Comprehensive Plan Update Steering Committee met at the Council Chambers at Sun Valley City Hall on October 29, 2013.

**Call to order**

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

**Committee Present:** John Calvert, Steve Cannon, Peter Hendricks, Bill Merizon, Peter Palmedo, Tim Silva, Cris Thiessen, Susan Tucker, Daniel Olmstead

**Also Present:** Community Development Director Mark Hofman, Karen Reinheimer, John O' Connor, Nils Ribí, Al Stevenson, Tom Ward, Franz Suhadolnik

**Chairman's Opening Remarks**

Chairman Peter Palmedo welcomed everyone to the meeting.

**Comments and Questions**

Tom Ward said the Comprehensive Plan was a plan for the future, an economic plan not just for Sun Valley but also Sun Valley Company. He suggested the entry corridor to Sun Valley could be well utilized for the facility of a city hall or community center that would increase the value of the rest of the area. Zoning density in that area could be increased substantially to benefit the whole community. He was optimistic that issues on traffic could be tackled to maintain the balance.

Karen Reinheimer requested, as the Committee goes forward, that it look at/revisit two issues: the present removal of LUPA designation from the Gun Club/White Clouds, and also the Gateway. She also said there is a question regarding the Gun Club rezone, as the number of rezoned units in a portion of this area exceeds the number of allowed units according to the Gun Club LUPA. Thus, she wondered if the parcel could be a potential density transfer site, and asked it could be addressed again.

She also brought in for distribution to the Committee two sizes/choices of the newly updated Sun Valley Zoning map, i.e., October 2013 Sun Valley Zoning map.

**Comment on Steering Committee Meeting Notes**

Karen Reinheimer made the following comments regarding the Steering Committee meeting notes, and how they are posted on the website:

- Unfortunately, for herself, she has found consistent errors and mistakes in the Steering Committee meeting notes throughout the Comprehensive Plan process (the format in which the notes are taken is different from that of the last Comprehensive Plan).
- She originally understood, when this format was first adopted, that the corrected meeting notes would be retained and displayed on the website as the permanent record.

- She recently found that both the uncorrected meeting notes (posted under “Agenda and Packet”), and corrected ones (posted under “Background information”) are to be retained, and the website presentation is confusing as to which is the corrected version.
- She also asked that ample time be provided for the submitting of corrections.

Mark Hofman said that the original version of the meeting notes and the corrected meeting notes were both posted on the website on purpose as the public record.

Karen Reinheimer requested that a clear link be established from the original, uncorrected meeting notes (posted under “Agenda and Packet”) to the corrected versions.

### **Timeframe and Format for Completing a Committee Recommendation**

Mark Hofman said that a letter was sent to all Steering Committee members on October 17th reminding them the effective term of the Committee will end on December 31st. The letter also explained the three phase process of the Comprehensive Plan Update. The Steering Committee will formulate a recommendation that will be forwarded to the Planning and Zoning Commission and then the City Council for public hearings and extensive public comment and review. The Committee’s recommendation will be a draft document in strike-out underline format that captures the comments of the Committee.

The Committee discussed how to reach consensus in particular on areas of high controversy. Mark Hofman said that for those parts of the Comprehensive Plan that receive no suggested amendments the text would stay the same as it is in the 2005 Comprehensive Plan. For highly controversial areas where no majority agreement is reached, he would list out the various ideas presented with the indication of the number of people in support of each of them.

Chairman Palmedo also put forward to the Committee for consideration whether an independent consultant should be used to provide expert advice before finalizing a recommendation. Mark Hofman responded that the Steering Committee agreed at the beginning to update the Comprehensive Plan based on the format of the 2005 Comprehensive Plan, as the much of the vision, goals and objectives remain valid.

For the remaining meetings, Mark Hofman suggested completing the remaining recommended Land Use Planning Areas then review each section of the draft document to ensure all issues are reviewed.

### **Remaining Meeting Schedule**

The Committee scheduled Tuesday, December 3rd and Wednesday, December 11th for the two remaining meetings.

### **Sun Valley Gateway**

Mark Hofman said that in 2007 a consultant provided examples of densities in the Gateway. These exhibits are in a 3-dimensional format and may be available by November 12th meeting. He then distributed the existing Zoning Map and the 2005 Comprehensive Plan exhibit for the Gateway Land Use Planning Area.

Chairman Palmedo recalled for the Committee that each member had been asked to indicate their initial thoughts about the Gateway Land Use Planning Area (LUPA) during the last meeting. The Committee came forth with more ideas as follows:

- Penny Hill is the most important area in this LUPA and the whole west side should be kept open. The east side is not as important as the west side of the road and should be the area to be considered for residential density.
- The tree line on the east side of Sun Valley Road offers visual protection to future density. The development and non-development of this area involves the trading of density. Density could be at the 5-acre parcel and behind the Red Barn with open space for most of the remaining area.
- The priority of the community is to protect the open space and Sun Valley Company is the largest stakeholder. A density transfer could create value for the Company and the community. He suggested that the density should transfer to near the core and Sun Valley Company could decide what they want to do in creating value, for example increase the height of buildings, build luxurious apartments, etc.
- Transfer all density to the east side, which would now have a larger total area with the addition of the Horseman's Center, and leave the west side open.
- It is important to leave open space as a transition from Ketchum to Sun Valley.
- It is logical to have density near the Resort Core.
- Tim Silva stated that the 2005 Comprehensive Plan is the current vision of the Sun Valley Resort.

### **Dollar Mountain, Prospector Hill, and Sun Valley Municipal Complex**

Chairman Palmedo said he is a property owner on Prospector Hill and he would recuse himself from this part of the discussion. He requested Cris Thiessen to lead the discussion. Each member of the Committee was invited to state their thoughts 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. Eliminate single family on the hillside, which could be compensated by increasing the density near Elkhorn Road and Dollar Lodge.
- The Medium Density units on both sides of Elkhorn Road should be reduced. The LUPA boundary should be brought down to the Wedeln Lane and Skyline developments. Residential land use up above should be converted to Open Space.
- The LUPA layout of 2005 Comprehensive Plan with some minor revision is appropriate.
- Eliminate the single family units and leave medium density along the street.
- Preservation of the ridge line and view corridor is important and open space should be protected. The natural area for density is at the 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 the wildlife corridors, 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 open space.

### **Comments and Questions**

Karen Reinheimer described aspects of how the Gateway Land Use designation process occurred prior to and also following the adoption of the 2005 Comprehensive Plan. She thinks because of this, the Gateway area remains an ongoing, unresolved question in the consciousness of many members of the community. She also noted that due to the shortening of the Steering Committee process, the Committee will not be able to take their thoughts on land use to the public for feedback at a land use meeting. Thus, she hopes that as the process goes forward to the Planning and Zoning Commission, that community outreach will continue. She also thinks the present Comprehensive Plan process, according to the initial proposal, was envisioned as a fast process, and perceived that having the independent, helpful hand of a consultant would have helped with the very big and core issues the Committee is now working with. And lastly, in light of this proposed process,

she hopes, as a recommendation, that the Planning and Zoning Commission and City Council will take their time, as a lot more work could have been done presently, and public involvement too.

**Next Meeting**

The next meeting was scheduled for Wednesday, November 12, 2013.

**Adjourn**

The meeting was adjourned at 5:07 p.m.