

**MEETING AGENDA**  
**THURSDAY, NOVEMBER 10, 2016 AT 9:00 A.M.**  
**SUN VALLEY PLANNING AND ZONING COMMISSION**  
**TO BE HELD IN THE COUNCIL CHAMBERS AT SUN VALLEY CITY HALL**

**1. Call To Order**

The Idaho Code requires that, "...A member or employee of a [Planning and Zoning] Commission shall not participate in any proceeding or action when the member or employee or his employer, business partner, business associate, or any person related to him by affinity or consanguinity within the second degree has an economic interest in the procedure or action." Any actual or potential interest in any proceeding shall be disclosed at or before any meeting at which the action is being heard or considered. A knowing violation of this section shall be a misdemeanor.

**2. Public Comment**

Opportunity for the public to talk with the Planning and Zoning Commissioners about general issues and ideas not otherwise agendized below (3 minutes max. each).

**3. Consent Agenda**

**4. New Business**

- a) **Zoning Map Amendment (ZMA) 2016-05:** City-initiated zoning map amendment for the Gateway Specific Plan Area. Subject rezones are part of the 2015 Comprehensive Plan Update implementation process.
1. Draft Ordinance No. 497 for the proposed rezone of BITTER ROUTE SUBDIVISION LOT 1 BLOCK 1 (SEC 18 4N 18E) from the OR-1 Zoning District to the Recreation (REC) Zoning District and portions of BITTER ROUTE SUBDIVISION LOT 3 BLOCK 2 (SEC 18 4N 18E) from the OR-1 Zoning District to the Open Space (OS) Zoning District and the Public/Institution (PI) District.
  2. Draft Ordinance No. 498 for the proposed rezone of SUN VALLEY VILLAGE FR NENW TL 7696, TL 7697 SEC 7 4N 18E from the OR-1 Zoning District to the Recreation (REC) Zoning District.
  3. Draft Ordinance No. 499 for the proposed rezone of portions of SUN VALLEY GOLF COURSE/HILLSIDES GAS STATIONS/HORSE CENTER SEC 5,6,7,8,17,18, 4N 18E from the OR-1 Zoning District to the Recreation (REC) and Open Space (OS) Zoning Districts; and a portion from the Multiple-Family Residential (RM-1) Zoning District to the Open Space (OS) Zoning District; and a portion from the Multiple-Family Dwelling (RM-2) Zoning District to the Commercial Center (CC) District.
- b) **Zoning Map Amendment (ZMA) 2016-06:** City-initiated zoning map amendment for Sun Valley golf courses and the Ernest Hemingway Memorial. Subject rezones are part of the 2015 Comprehensive Plan Update implementation process.
1. Draft Ordinance No. 500 for the proposed rezone of: Elkhorn Golf Course: Parcel GC-5A (SEC 17, T4N, R18E; FR NW TL 7757,7758,7763 FR SE 7760, SEC 17 FR NW 7761, SEC 21

& 20 4N 18E GOLF COURSE; from the OR-1 Zoning District to the Recreation (REC) Zoning District.

2. Draft Ordinance No. 501 for the proposed rezone of: portions of SUN VALLEY GOLF COURSE/HILLSIDES GAS STATIONS/HORSE CENTER SEC 5,6,7,8,17,18, 4N 18E; and FR W1/2NW TL 7765 SEC 5, 4N 18E ERNEST HEMINGWAY MEMORIAL; from the OR-1 Zoning District to the Recreation (REC) Zoning District.
- c) **Plat Amendment (SUBPA) 2015-03:** Application for the proposed relocation of two common lot lines, the relocation of an existing building envelope, the vacation of two easements, and subsequent expansion of Sublots 1A and 5A. Located in the Rural Estate and Ranch (RA) and the Multiple-Family Residential Zoning Districts (RM-1). Applicant: Benchmark Associates, P.A. for Sun Valley Company. Location: Lots 27A, 28B of White Clouds, Corrected Subdivision and White Clouds Townhomes, Amended; 100, 200, and 202 Sun Peak Drive.

5. **Continued Business**

None.

6. **Discussion Items**

None.

7. **Adjourn**

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**Meeting Schedule:** Regular Meeting at 9:00 am on Thursday, December 8, 2016

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

**From:** Abby Rivin, CFM, Associate Planner

**Meeting Date:** 10 November 2016

**ZONING MAP AMENDMENT (ZMA 2016-05 & ZMA 2016-06)**

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**APPLICANT: Initiated by the City of Sun Valley**

**BACKGROUND:** The Community Development Department has begun implementing the 2015 Comprehensive Plan by rezoning specific areas of land throughout the City. The Future Land Use Map of the Comprehensive Plan represents a long-range vision of community development, and depicts appropriate, suitable, and desired land uses throughout the City. This vision must be implemented through the rezone process. ZMA 2016-05 will implement the community's vision for the Gateway Specific Plan Area, the signature entrance to the City of Sun Valley, and is comprised of three separate ordinances. ZMA 2016-06 will implement the community's objective to maintain and enhance a wide range of recreational opportunities and is comprised of two ordinances.

**REQUEST:** Approve the rezones of subject parcels to correspond with the land use designations shown on the Future Land Use Map of the 2015 Comprehensive Plan Update.

**OPEN RECREATION (OR-1) ZONING DISTRICT:** Most of the subject parcels are currently designated as OR-1 on the City's Zoning Map. The OR-1 designation is a placeholder zone with no regulations regarding allowed uses or dimensional standards. Sun Valley Municipal Code §9-5B-9B requires that lands designated as OR-1 must receive an official zoning map amendment consistent with the land use designation shown on the Future Land Use Map of the Comprehensive Plan prior to, or in conjunction with, the processing of any development applications for improvements on the respective OR-1 zoned parcel.

*\*Note:* List of Permitted and Conditional Uses, as well as Dimensional Standards, for the Zoning Districts are included as Attachments A & B to the Staff Report.

**ZMA 2016-05 ORDINANCE NO. 497:**

**ANALYSIS:** This ordinance rezones two parcels in the Bitter Route Subdivision—Lot 1 Block 1 and Lot 3 Block 2. Both lots are owned by Sun Valley Company, however Idaho Power leases the southern portion of Lot 3 Block 2. The subject parcels are currently designated as OR-1 on the City's Zoning Map.

Bitter Route Subdivision Lot 1 Block 1 is currently undeveloped and consists primarily of native vegetation. The Future Land Use Map designates a fifty-foot wide open space buffer on the westernmost portion of Bitter Route Subdivision Lot 1 Block 1 (Exhibit A, Ordinance 497). The remainder of the lot will be rezoned to the Recreation (REC) Zoning District (Exhibit A, Ordinance 497). The Recreation (REC) Zoning District

has been established to identify lands in which large scale outdoor and certain indoor recreation occurs and consists of areas appropriate for recreational purposes on lands that are open in nature where development may be limited.

The northern portion of Bitter Route Subdivision Lot 3 Block 2 (Exhibit B, Ordinance 497) is designated as open space on the Future Land Use Map. The Open Space (OS) Zoning District has been established to identify lands which are environmentally sensitive or are identified by the Comprehensive Plan as having significant open space value to be preserved and/or used for limited, passive recreational uses. This portion of the subject lot is currently undeveloped and consists primarily of native vegetation. The southern portion of Bitter Route Subdivision Lot 3 Block 2 contains an Idaho Power Lease Parcel Easement and is currently developed Idaho Power's substation for the city of Ketchum. This southern portion of Bitter Route Subdivision Lot 3 Block 2 will be rezoned to the Public/Institution (PI) Zoning District (Exhibit C, Ordinance 497). The PI District designates lands on which public service uses are conducted as well as uses requiring large public spaces or community gathering places.

**ZMA 2016-05 ORDINANCE NO. 498**

ANALYSIS: This ordinance rezones the City's 5-acre parcel, also referred to as Festival Meadows, from the OR-1 Zoning District to the Recreation (REC) Zoning District (Exhibit A, 498). Currently undeveloped, the subject parcel is valued for enhancing the Gateway's undisturbed view corridor. The parcel is used for community events, such as the Ketchum Arts Festival as well as Fire Service Appreciation Day. The Recreation (REC) Zoning District is appropriate for this City-owned parcel as the lot is open in nature and is utilized for community gatherings.

**ZMA 2016-05 ORDINANCE NO. 499**

ANALYSIS: Implementing the community's vision for the Gateway Specific Plan Area, this ordinance rezones portions of Sun Valley Golf Course/Hillsides Gas Stations/Horse Center SEC 7 T4N R18E (Assessor's Parcel Number RPS000000001F). This parcel is owned by the Sun Valley Company.

As with Bitter Route Subdivision Lot 1 Block 1 in Ordinance 497, the Future Land Use Map designates a fifty-foot wide open space buffer from the eastern edge of the right-of-way of Sun Valley Road. The Future Land Use Map designated this open space buffer in order to maintain the Gateway's uncluttered views and pastoral qualities. This buffer will be rezoned from the OR-1 and Multiple-Family Dwelling (RM-2) Zoning Districts to the Open Space (OS) Zoning District (Exhibit E, Ordinance 499).

The portion of RPS000000001F as shown on Exhibit A of Ordinance 499 is the Horseman's Center. Approximately half of the site is currently developed with equestrian facilities and accessory maintenance facilities for recreation uses and the remaining area is undeveloped consisting primarily of native vegetation. This portion will be rezoned from the OR-1 Zoning District to the Recreation (REC) Zoning District. The standards of the REC Zoning District most closely align with the equestrian uses of the subject lot.

The portion of RPS000000001F as shown on Exhibit B will be rezoned from the OR-1 Zoning District to the Open Space (OS) Zoning District. The subject portion is currently undeveloped consisting of grasses and native vegetation. This portion includes a spacious pasture as well as Penny Hill. The OS Zoning District allows for limited, passive recreational uses. Horses graze on the pasture and Penny Hill is a popular area for sledding in the winter. Outdoor equestrian uses are permitted in the OS Zoning District.

The portion of RPS000000001F as shown on Exhibit C of Ordinance 499, the eastern area of Penny Hill, will be rezoned from the Multiple-Family Residential (RM-1) Zoning District to the Open Space (OS) Zoning District. This portion is currently undeveloped and consists mainly of native vegetation. During the planning process for the 2015 Comprehensive Plan Update, the community expressed the desire to maintain the Gateway's spacious pastures, uncluttered view, and agricultural uses. While the property owner was entitled to 14 dwelling units per acre, the Sun Valley Company agreed to designate this portion as open space in exchange for increased density and development rights in the Prospector Hill Specific Plan Area. While the rezone deprives the owner of all economically viable uses of the subject portion of property, the proposed land use action does not constitute a regulatory taking as the property owner has consented to maintain this area as open space (see Minutes: Special Planning & Zoning Commission Meeting 7/31/15, Special City Council Meeting 7/21/15) .

The portion of RPS000000001F as shown on Exhibit D of Ordinance 499, known as the Cottonwood Parcel, will be rezoned from the Multiple-Family Dwelling (RM-2) Zoning District to the Commercial Center (CC) District. The parcel currently serves as event and overflow parking for the Sun Valley Company during events like the Sun Valley Symphony. The current RM-2 Zoning District provides for high density, residential apartment, condominium and/or townhouse dwellings, and incidental uses and the maximum density is 21 units per acre. The Commercial Center (CC) District accommodates a mixture of residential and commercial uses appropriate to resort development. While the maximum densities for both the RM-2 and CC Zoning District are both 21 units per acre, the CC Zoning District will allow the Sun Valley Company to provide a mix of both residential and commercial uses.

#### **ZMA 2016-06 ORDINANCE NO. 500**

*ANALYSIS:* Ordinance No. 500 rezones lots belonging to the golf courses to the appropriate Recreation (REC) Zone. Elkhorn Golf Course: Parcel GC-5A (SEC 17, T4N, R18E), as shown on Exhibit A of Ordinance No. 500, and FR NW TL 7757, 7758, 7763 FR SE 7760, SEC 17 FR NW 7761, SEC 21 & 20 T4N R18E GOLF COURSE (RPSVE0000025D), as shown on Exhibit B of Ordinance 500, are currently zoned OR-1. Both parcels are currently developed with the golf course. Sun Valley Company owns both parcels. The standards of the REC Zoning District most closely align with the existing dimensions and uses of the subject lots.

#### **ZMA 2016-06 ORDINANCE NO. 501**

*ANALYSIS:* The subject ordinance rezones FR W1/2NW TL 7765 SEC 5, T4N R18E ERNEST HEMINGWAY MEMORIAL, as shown on Exhibit A of Ordinance No. 501, from the OR-1 Zoning District to the Recreation

(REC) Zoning District. The limited development on the site includes an entrance sign and the Hemingway Memorial. The subject parcel is a tourist destination as well as a route to access the popular Proctor Mountain Loop Trail. The standards of the REC Zoning District most closely align with the existing dimensions and uses of the subject lots.

In order to approve a zone map amendment application and based on the standards set forth in **Sun Valley Municipal Code, Title 9, Chapter 5B-9 (ZONING MAP AMENDMENT AND ANNEXATION)**, the City Council shall make the following findings:

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. **The zone map amendment is consistent with the comprehensive plan as the proposed rezones are consistent with the future land use designations for the parcels as prescribed by the Future Land Use Map of the 2015 Comprehensive Plan Update and will implement the community's vision for the City of Sun Valley.**

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. **The standards of the proposed Zoning Districts most closely align with the existing dimensions and uses of the subject lots.**

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. **The zone map amendment will not increase density in the subject areas. Any development impacts may be mitigated through the Design Review or Conditional Use Permit processes.**

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. **The proposed zoning action will not detrimentally impact the health, safety, or welfare of the community as the rezones decrease density, provide for legally-established public service uses, and protect natural and scenic resources.**

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. **No additional public services or facilities are necessary to support this zone map amendment. The subject rezone will expand the availability of recreational amenities as well as essential public facilities and services.**

**RECOMMENDATION:** Staff recommends approval of ZMA 2016-05 and ZMA 2016-06 to rezone the subject parcels to correspond with the land use designations shown on the Future Land Use Map of the 2015 Comprehensive Plan Update

**RECOMMENDED MOTION:** "I move to recommend approval to the City Council of Zone Map Amendment Applications No. 2016-05 and No. 2016-06, Ordinances 497 through 501."

**ALTERNATIVE ACTIONS:** Move denial of the applications and draft findings supporting a recommendation of denial; postpone review to another meeting

**ATTACHMENTS:**

1. Attachment A: City of Sun Valley Zoning District Dimensional Standards
2. Attachment B: City of Sun Valley Zoning District Permitted and Conditional Uses
3. Draft Ordinances

**Attachment A: Dimensional Standards**

**TABLE 9-2A-2  
SUMMARY DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONING DISTRICTS**

<b>Standard</b>	<b>RA</b>	<b>RS-1</b>	<b>RS-2</b>	<b>RM-1</b>	<b>RM-2</b>
Maximum density			7 units/acre	14 units/acre	21 units/acre
Maximum density with inclusionary, deed restricted work force housing			8 units/acre	16 units/acre	24 units/acre
Minimum lot size	1 acre	20,000 square feet			
Minimum lot size for single-family lots with inclusionary, deed restricted work force housing	0.85 acre	17,000 square feet			
Minimum development parcel size			1 acre	20,000 square feet	
Minimum average lot dimensions	150 feet	100 feet	150 feet		
Minimum street frontage	50 feet	40 feet	50 feet		
Minimum street frontage for flag lot	40 feet				
Setback to exterior property line	15 feet				
Setback to interior property line	15 feet				
Setback to public right of way, RA or RS-1 districts			15 feet		
Minimum open site area			25 percent		

**TABLE 9-2B-2  
SUMMARY DIMENSIONAL STANDARDS IN  
THE COMMERCIAL ZONING DISTRICTS**

Standard	Commercial Districts	
	SC	CC
Minimum density	6 units/acre	
Maximum density	21 units/acre	
Minimum density, compact units		9 units/acre
Maximum density, compact units		30 units/acre
Minimum lot size	20,000 square feet	
Minimum average lot dimensions	100 feet	
Minimum street frontage	50 feet	
Minimum street frontage for flag lot	40 feet	
Maximum building height, including appurtenances and screened mechanical and exhaust systems for residential buildings <sup>1</sup>	44 feet	44 feet
Maximum building height, including appurtenances and screened mechanical and exhaust systems for commercial buildings <sup>2</sup>	44 feet	50 feet
Maximum building height, including appurtenances and screened mechanical and exhaust systems for hotel, performing arts/symphony center <sup>3</sup>	44 feet	64 feet
Minimum open site area	25 percent	25 percent

**TABLE 9-2C-2**  
**SUMMARY DIMENSIONAL STANDARDS IN THE**  
**RECREATION-OPEN SPACE-PUBLIC ZONING DISTRICTS**

	Recreation-Public Districts (Not applicable to OS zone)	
Standard	REC	PI
Minimum lot size	20,000 square feet	
Minimum average lot dimensions	100 feet	
Minimum street frontage for flat lot	40 feet	
Setbacks from all property lines	35 feet plus	35 feet
Building height	44 feet	35 feet
Lot coverage		40 percent

**Attachment B: Permitted and Conditional Uses**

Lists allowed uses as permitted (P), conditional (C), or prohibited (-) uses.

**TABLE 9-2A-1  
ALLOWED USES IN THE RESIDENTIAL ZONING DISTRICT**

Use	Residential Districts				
	RA	RS-1	RS-2	RM-1	RM-2
Accessory uses	C	C	C	P	P
Dwellings, accessory	P	P	C	-	-
Dwellings, clustered single-family	-	-	P	-	-
Dwellings, multiple-family	-	-	C	P	P
Dwellings, single-family	P	P	P	-	-
Dwellings, townhouse	-	-	P	P	P
Equestrian uses	C	-	-	-	-
Home occupations <sup>1</sup>	P/C	P/C	P/C	P/C	P/C
Planned unit developments	C	C	C	C	C
Public service uses	C	C	C	C	C
Temporary uses	P	P	P	P	P
Timeshare units	-	-	-	C	C

**TABLE 9-2B-1  
ALLOWED USES IN THE COMMERCIAL ZONING DISTRICTS**

Use	District	
	SC	CC
Accessory uses	C	C
Art, art/cultural education, and entertainment uses	C	C
Art galleries and studios	P	P
Childcare facilities	C	C
Convention centers	C	P
Drinking establishments	P	P
Dwellings, multiple-family	C	P
Dwellings, townhouse	P	P
Helistop facility	C	C
Hotels	C	P
Outdoor sales and storage	–	C
Parking lots and structures, commercial	P	P
Performing arts/symphony center	–	C
Personal and professional services	P	P
Planned unit developments	C	C
Public mass transit (including, but not limited to, gondola)	C	C
Public service uses	P	P
Recreation uses, indoor	–	P
Recreation uses, outdoor <sup>1</sup>	C	C
Restaurants	P	P
Retail stores	C	P
Retail stores, limited	P	P
Schools	C	P
Timeshare units	–	C
Utilities	C	C

**TABLE 9-2C-1  
ALLOWED USES IN THE RECREATION-  
OPEN SPACE-PUBLIC ZONING DISTRICTS**

Use	District		
	REC	PI	OS
Accessory maintenance uses for recreation uses	P	—	—
Accessory uses for recreation uses, other than maintenance related	C	—	C
Art, education, and entertainment uses	C	P	—
Church	C	P	—
Civic, social and fraternal organizations	—	P	—
Cultivation and harvesting of crops	P	—	P
Equestrian uses, indoors	C	—	—
Equestrian uses, outdoors	P	—	P
Helispot, helistop for public purpose	C	—	—
Land and stream rehabilitation	P	P	P
Motorized vehicles, i.e., snowmobile, ATV, motorcycle, or similar (except for ski area maintenance and golf cart uses in the REC zone)	—	—	—
Recreation uses, indoor	C	—	—
Recreation uses, outdoor; except skeet, trap, pistol and rifle ranges	P	C	—
Recreation uses; skeet, trap, pistol and rifle ranges	C	—	—
Schools	C	P	—
Temporary, special events	C	C	C
Trails, trailheads, paths (nonmotorized)	P	P	P
Transit structures and uses, including gondola	C	C	C
Utilities, abovegrade	C	P	C
Utilities, belowgrade	C	C	C
Wireless communication facilities	C	C	C



31 WHEREAS, the subject Zoning District map amendments to the Open Space and Recreation Zoning Districts  
32 are consistent with Goal 1 of the 2015 Comprehensive Plan, to, “preserve and protect natural and scenic  
33 resources, the environment, and open spaces;” and

34  
35 WHEREAS, the subject Zoning District map amendment to the Public/Institution Zoning District is consistent  
36 with Goal 6 of the 2015 Comprehensive Plan, to, “provide for necessary and appropriate public facilities,  
37 services, and educational opportunities to serve existing populations and new growth;” and

38  
39 WHEREAS, the proposed zoning map amendments have minimal or no adverse impacts on the natural  
40 environment, including, but not limited to, water quality, air quality, noise, vegetation, riparian corridors,  
41 hillsides and other natural features, as these amendments allow for the continuation of long-standing, low-  
42 impact uses; and

43  
44 WHEREAS, the proposed amendments to the official zoning map will not detrimentally impact the health,  
45 safety, or welfare of the community as the change in zoning districts to Recreation (REC) and Open Space  
46 (OS) will preserve natural resources, and the change to Public/Institution (PI) will provide for legally-  
47 established public service uses; and

48  
49 WHEREAS, rezoning to accommodate such existing uses does not impose a need for additional public facilities  
50 and services; and

51  
52 WHEREAS, the rezones have been considered at a duly-noticed public hearing by the Planning & Zoning  
53 Commission on November 10, 2016, and such rezones were unanimously recommended to the Council by  
54 the Commission;

55  
56 WHEREAS, the State of Idaho has empowered the City Council with the ability to Zoning District and rezone  
57 property in Idaho Statute 67-6511;

58  
59 NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Sun Valley, Idaho, as follows:

60

61 The Official Zoning Map of the City of Sun Valley shall be amended to show changes in the following  
62 zoning designations:

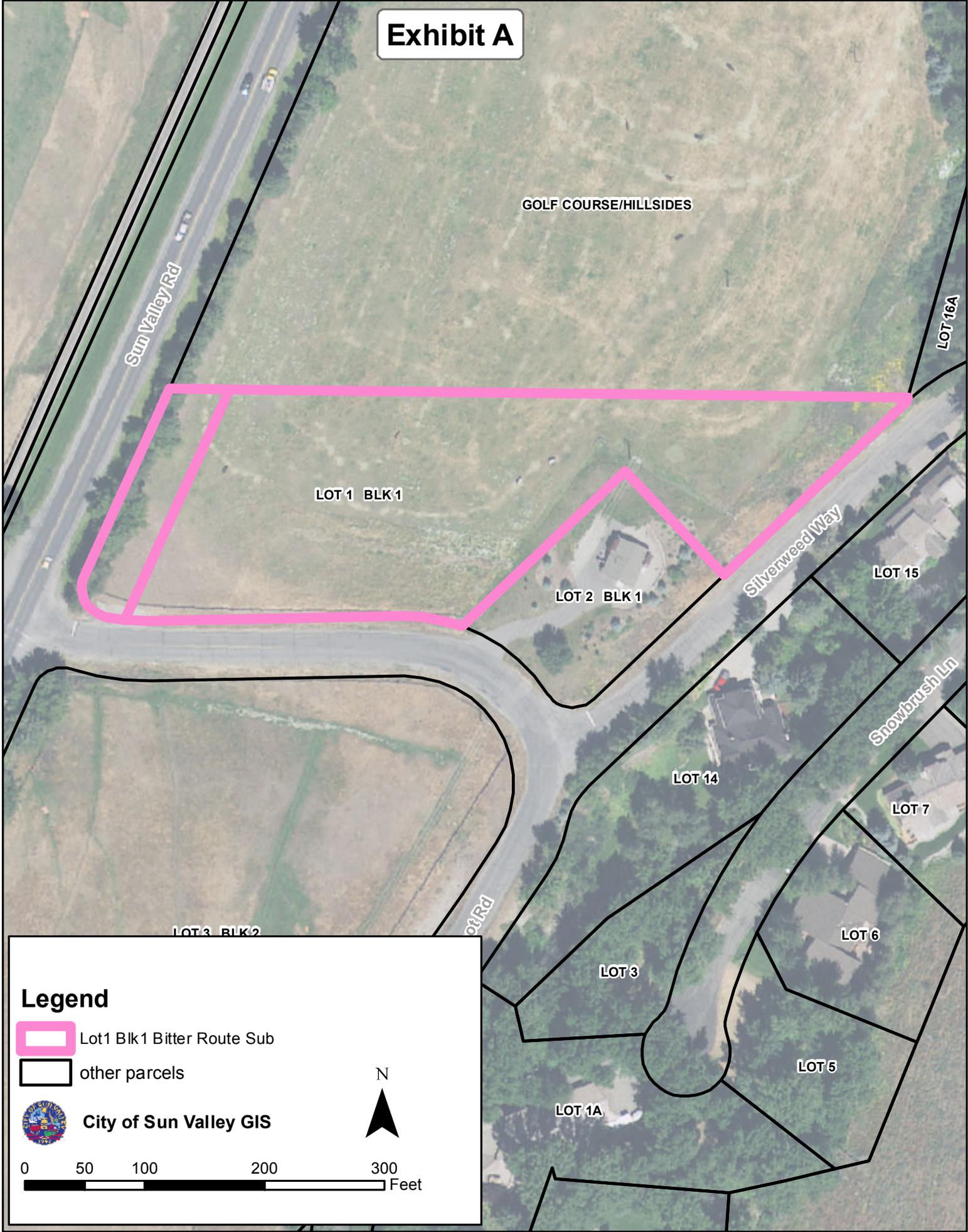
- 63 • The westernmost fifty-foot wide portion of Bitter Route Subdivision Lot 1 Block 1 – as  
64 measured from the eastern edge of the right-of-way of Sun Valley Road – shall be rezoned  
65 from the Open Recreation (OR-1) Zoning District to the Open Space (OS) Zoning District, as  
66 shown on Exhibit A, a map attached to this ordinance;
- 67 • The remainder of Bitter Route Subdivision Lot 1 Block 1, excepting the westernmost fifty  
68 feet of property as measured from the edge of the right-of-way of Sun Valley Road, shall  
69 be rezoned from the Open Recreation (OR-1) Zoning District to the Recreation (REC) Zoning  
70 District, as shown on Exhibit A, a map attached to this ordinance;
- 71 • The northern portion of Bitter Route Subdivision Lot 3 Block 2 (SEC 18 T4N R18E) shall be  
72 rezoned from the Open Recreation (OR-1) Zoning District to the Open Space (OS) Zoning  
73 District, as shown on Exhibit B, a map attached to this ordinance; and
- 74 • The southern portion – containing the Idaho Power Lease Parcel – of Bitter Route  
75 Subdivision Lot 3 Block 2 (SEC 18 T4N R18E) shall be rezoned from the Open Recreation  
76 (OR-1) Zoning District to the Public/Institution (PI) Zoning District, as shown on Exhibit C, a  
77 map attached to this ordinance.

78  
79 APPROVED BY THE SUN VALLEY CITY COUNCIL THIS 1<sup>ST</sup> DAY OF DECEMBER, 2016.

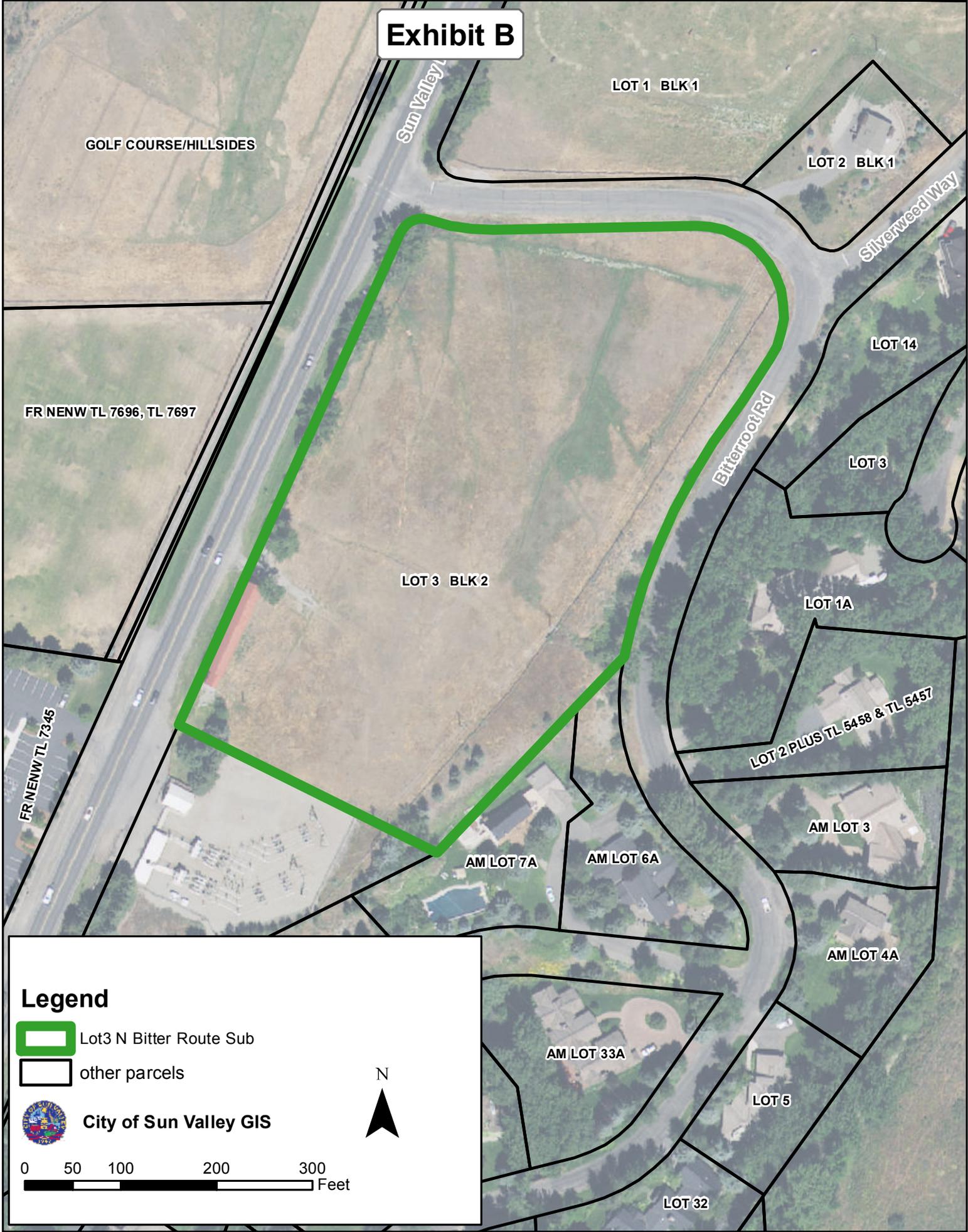
80  
81 APPROVED:  
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83 \_\_\_\_\_  
84 ATTEST: Peter Hendricks, Mayor  
85 City of Sun Valley  
86

87 \_\_\_\_\_  
88 Nancy Flannigan, Assistant City Clerk/Treasurer  
89 City of Sun Valley

# Exhibit A



# Exhibit B



## Legend

 Lot3 N Bitter Route Sub

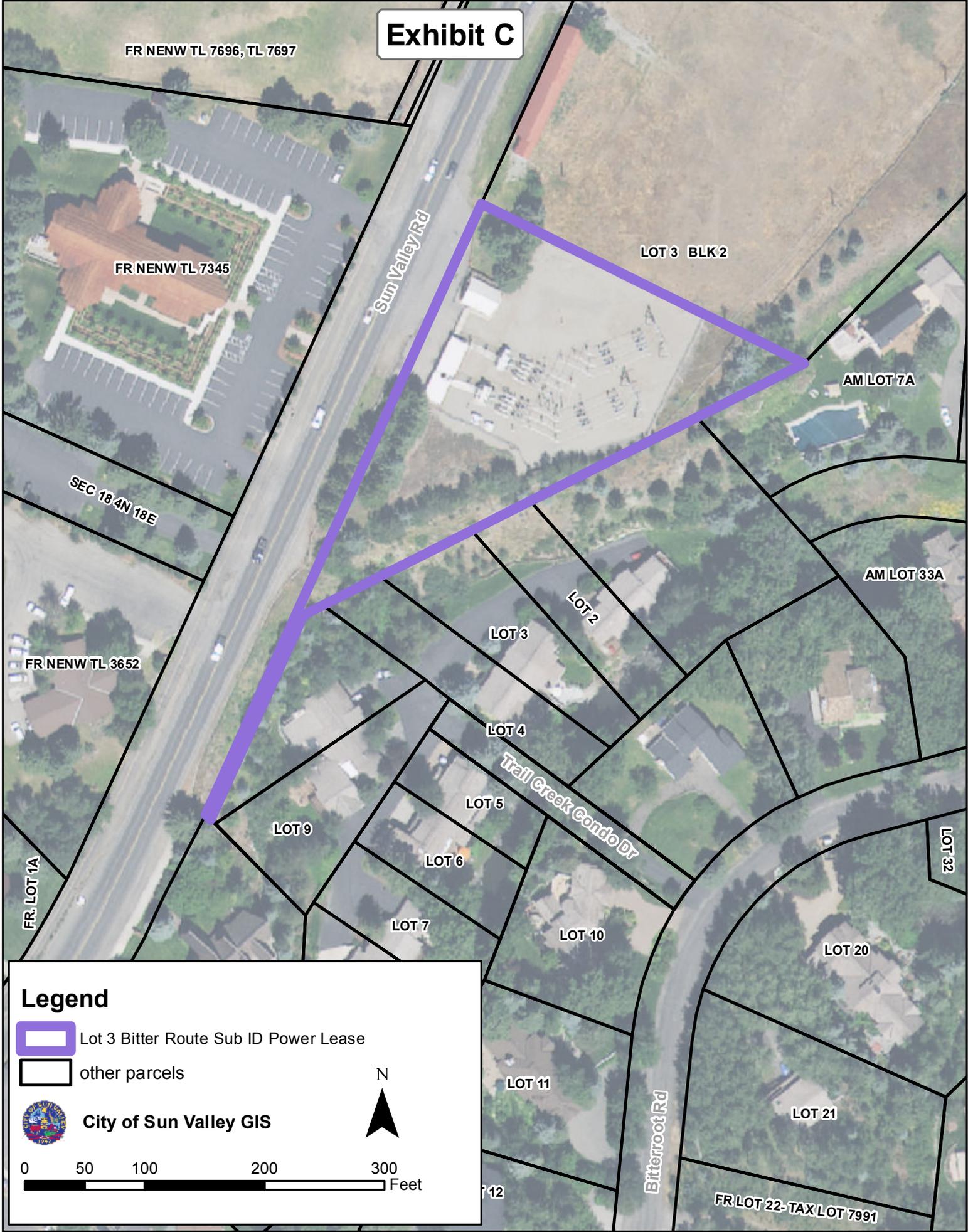
 other parcels

 City of Sun Valley GIS



0 50 100 200 300 Feet

# Exhibit C



**Legend**

-  Lot 3 Bitter Route Sub ID Power Lease
-  other parcels

 **City of Sun Valley GIS**

N



0 50 100 200 300 Feet





31 the Sun Valley experience unique and active;” and

32

33 WHEREAS, the proposed zoning map amendment has minimal or no adverse impacts on the natural  
34 environment, including, but not limited to, water quality, air quality, noise, vegetation, riparian corridors,  
35 hillsides and other natural features, as this amendment allows for the continuation of long-standing, low-  
36 impact uses; and

37

38 WHEREAS, the proposed amendment to the official zoning map will not detrimentally impact the health,  
39 safety, or welfare of the community as the change in zoning district to Recreation (REC) will preserve natural  
40 resources; and

41

42 WHEREAS, the subject rezone does not impose a need for essential public facilities and services; and

43

44 WHEREAS, the rezone has been considered at a duly-noticed public hearing by the Planning & Zoning  
45 Commission on November 10, 2016, and the subject zoning map amendment was unanimously  
46 recommended to the Council by the Commission;

47

48 WHEREAS, the State of Idaho has empowered the City Council with the ability to zone and rezone property  
49 in Idaho Statute 67-6511;

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61 NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Sun Valley, Idaho, as follows:

62  
63 The Official Zoning Map of the City of Sun Valley shall be amended to show changes in zoning  
64 designations for Sun Valley Village FR NENW TL 7696, TL 7697 SEC 18 T4N R18E from the Open  
65 Recreation (OR-1) Zone to the Recreation (REC) Zone, as also shown on Exhibit A, a map attached  
66 to this ordinance.

67  
68 APPROVED BY THE SUN VALLEY CITY COUNCIL THIS 1<sup>ST</sup> DAY OF DECEMBER, 2016.

69  
70 APPROVED:

71  
72 \_\_\_\_\_  
73 Peter Hendricks, Mayor  
74 City of Sun Valley

75  
76 ATTEST:

77 \_\_\_\_\_  
78 Nancy Flannigan, Assistant City Clerk/Treasurer  
City of Sun Valley

# Exhibit A

GOLF COURSE/HILLSIDES

FR NENW TL 7696, TL 7697

Sun Valley Rd

LOT 3 BLK 2

FR NENW TL 7345

SEC 18 4TH E

Trail Creek Condo Dr

**Legend**

-  TL7696&7697 5Acre Parcel
-  other parcels

 **City of Sun Valley GIS**

 N

0 50 100 200 300 Feet



31 uses.

32

33 WHEREAS, the subject zone map amendments to the Open Space Zoning Districts are consistent with Goal 1  
34 of the 2015 Comprehensive Plan, to, “preserve and protect natural and scenic resources, the environment,  
35 and open spaces;” and

36

37 WHEREAS, the subject zone map amendments to Recreation and Commercial Center Zoning Districts  
38 consistent with Objective 3.2 of the 2015 Comprehensive Plan, to, “maintain and enhance a wide range of  
39 recreational opportunities for residents and visitors to keep the Sun Valley experience unique and active;”  
40 and

41

42 WHEREAS, the proposed zoning map amendments have minimal or no adverse impacts on the natural  
43 environment, including, but not limited to, water quality, air quality, noise, vegetation, riparian corridors,  
44 hillsides and other natural features as this rezone decreases density overall on the property and improves  
45 protection of open space; and

46

47 WHEREAS, the proposed amendments to the official zoning map will not detrimentally impact the health,  
48 safety, or welfare of the community as the change in zoning district to Open Space (OS) and Recreation (REC)  
49 will preserve natural resources; and

50

51 WHEREAS, the subject rezoning does not impose a need for essential public facilities and services as overall  
52 development decreases with this zoning map amendment and new development is more appropriately  
53 clustered; and

54

55 WHEREAS, the Sun Valley Company owns the subject properties and has been duly informed of the rezoning  
56 application initiated by the City; and

57

58 WHEREAS, this ordinance has been considered at a duly-noticed public hearing by the Planning & Zoning  
59 Commission on November 10, 2016, and the subject zoning map amendments were unanimously  
60 recommended to the Council by the Commission;

61  
62 WHEREAS, the State of Idaho has empowered the City Council with the ability to zone and rezone property  
63 in Idaho Statute 67-6511;

64  
65 NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Sun Valley, Idaho, as follows:

66  
67 The Official Zoning Map of the City of Sun Valley shall be amended to show changes in the following zoning  
68 designations:

- 69 • A portion of the property identified as Assessor’s Parcel Number RPS0000000001F, located within  
70 the southwest quarter of the southeast quarter of SEC 7 T4N R18E, and excepting the westernmost  
71 fifty feet of property as measured from the edge of the right-of-way of Sun Valley Road, shall be  
72 rezoned from the Open Recreation (OR-1) Zoning District to the Recreation (REC) Zoning District, as  
73 shown on Exhibit A, a map attached to this ordinance.
- 74 • A portion of the property identified as Assessor’s Parcel Number RPS0000000001F, located within  
75 the east half of the southwest quarter of SEC 7 T4N R18E, shall be rezoned from the Open Recreation  
76 (OR-1) Zoning District to the Open Space (OS) Zoning District, as shown on Exhibit B, a map attached  
77 to this ordinance.
- 78 • A portion of the property identified as Assessor’s Parcel Number RPS0000000001F, located within  
79 the east half of the southwest quarter of SEC 7 T4N R18E, shall be rezoned from the Multiple-Family  
80 Residential (RM-1) Zoning District to the Open Space (OS) Zoning District, as shown on Exhibit C, a  
81 map attached to this ordinance.
- 82 • A portion of the property identified as Assessor’s Parcel Number RPS0000000001F, located within  
83 the west half of the southeast quarter of SEC 7 T4N R18E, and excepting the westernmost fifty feet  
84 of property as measured from the edge of the right-of-way of Sun Valley Road, shall be rezoned from  
85 the Multiple-Family Dwelling (RM-2) to the Commercial Center (CC) District, as shown on Exhibit D,  
86 a map attached to this ordinance.
- 87 • The westernmost fifty-foot wide portion of the property – as measured from the eastern edge of the  
88 right-of-way of Sun Valley Road – identified as Assessor’s Parcel Number RPS0000000001F, located  
89 within the west half of the southeast quarter of SEC 7 T4N R18E, shall be rezoned from the Open  
90 Recreation (OR-1) Zoning District and Multiple-Family Dwelling (RM-2) Zoning District to the Open

91 Space (OS) Zoning District, as shown on Exhibit E, a map attached to this ordinance.

92

93 APPROVED BY THE SUN VALLEY CITY COUNCIL THIS 1<sup>st</sup> DAY OF DECEMBER, 2016.

94

95

APPROVED:

96

97

\_\_\_\_\_

98 ATTEST:

Peter Hendricks, Mayor

99

City of Sun Valley

100

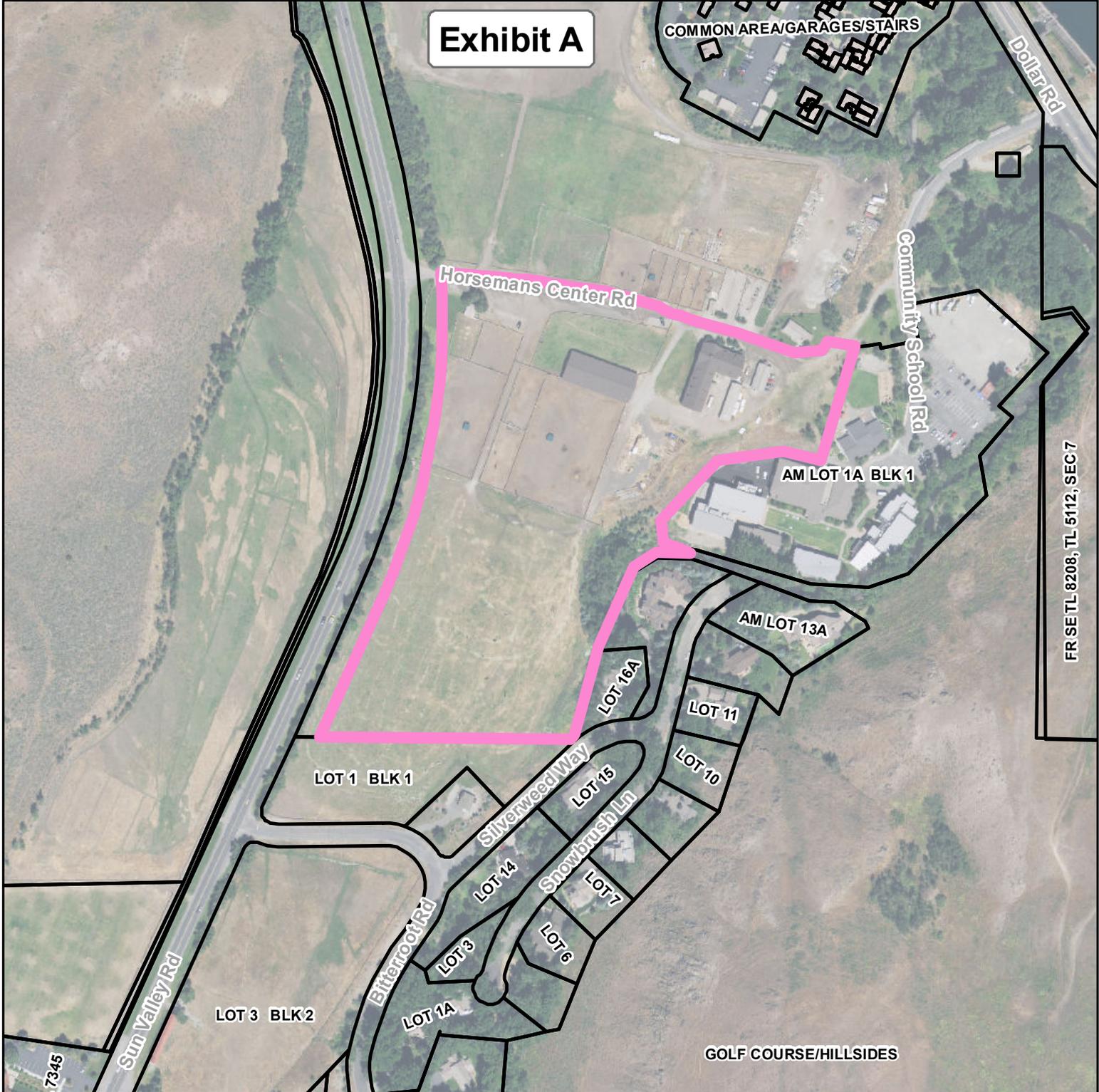
101 \_\_\_\_\_

102 Nancy Flannigan, Assistant City Clerk/Treasurer

103 City of Sun Valley

DRAFT

# Exhibit A



**Legend**

-  Portions of SUN VALLEY GOLF COURSE/HILLSIDES GAS STATIONS/HORSE CENTER SEC 7 T4N R18E
-  other parcels

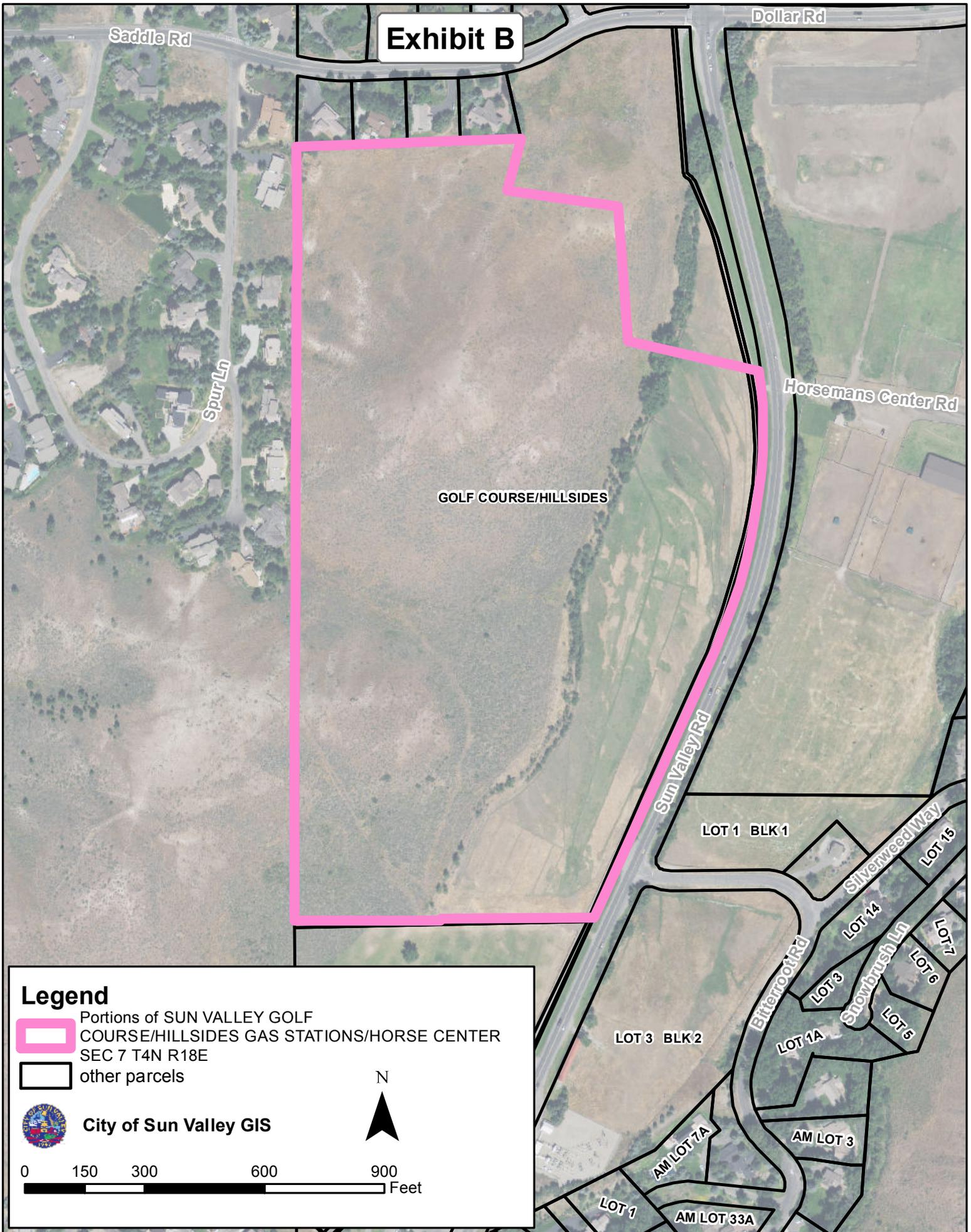
 **City of Sun Valley GIS**

N



0 150 300 600 900 Feet





**Legend**

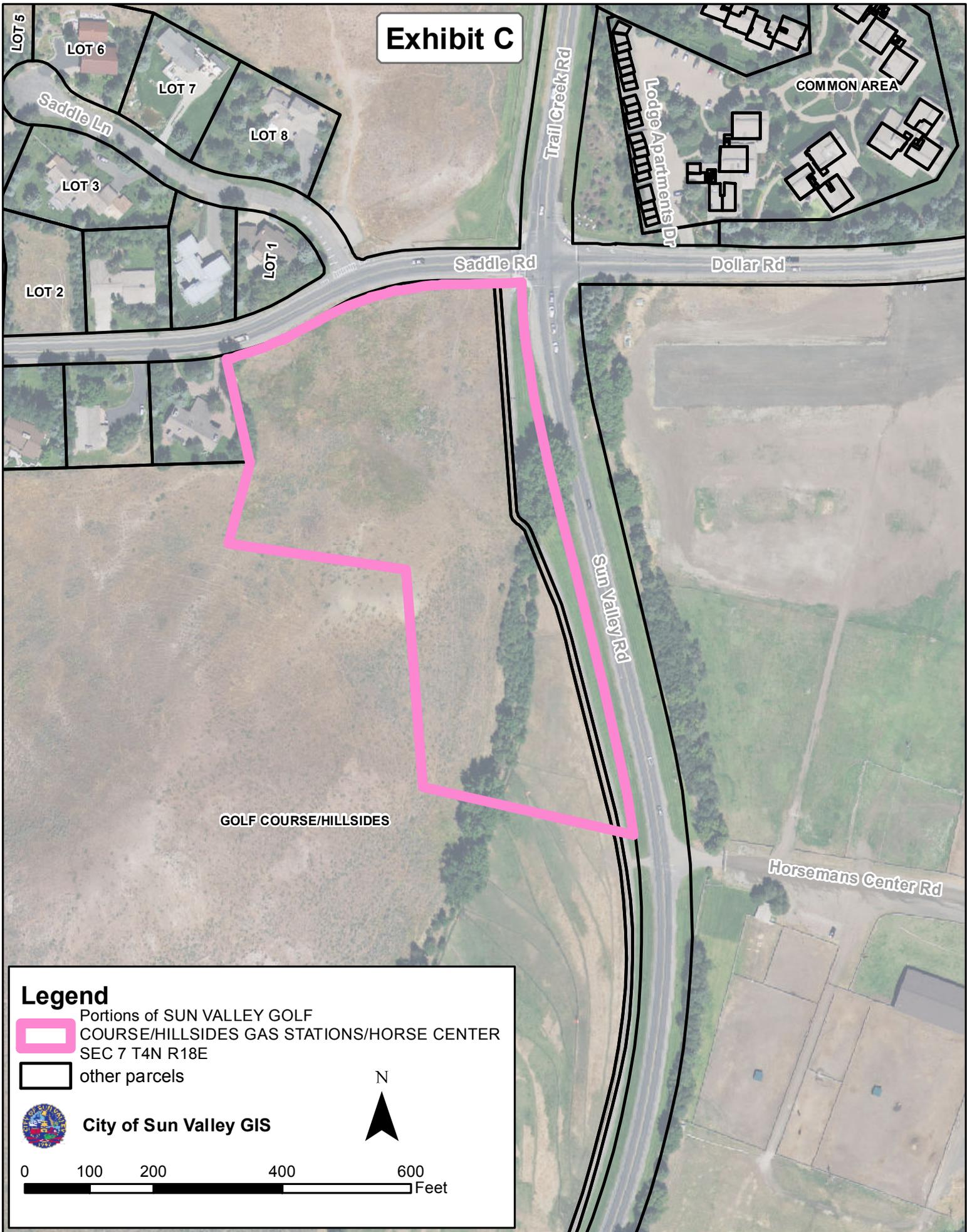
- Portions of SUN VALLEY GOLF COURSE/HILLSIDES GAS STATIONS/HORSE CENTER SEC 7 T4N R18E
- other parcels

**City of Sun Valley GIS**

0 150 300 600 900 Feet

N

# Exhibit C



## Legend

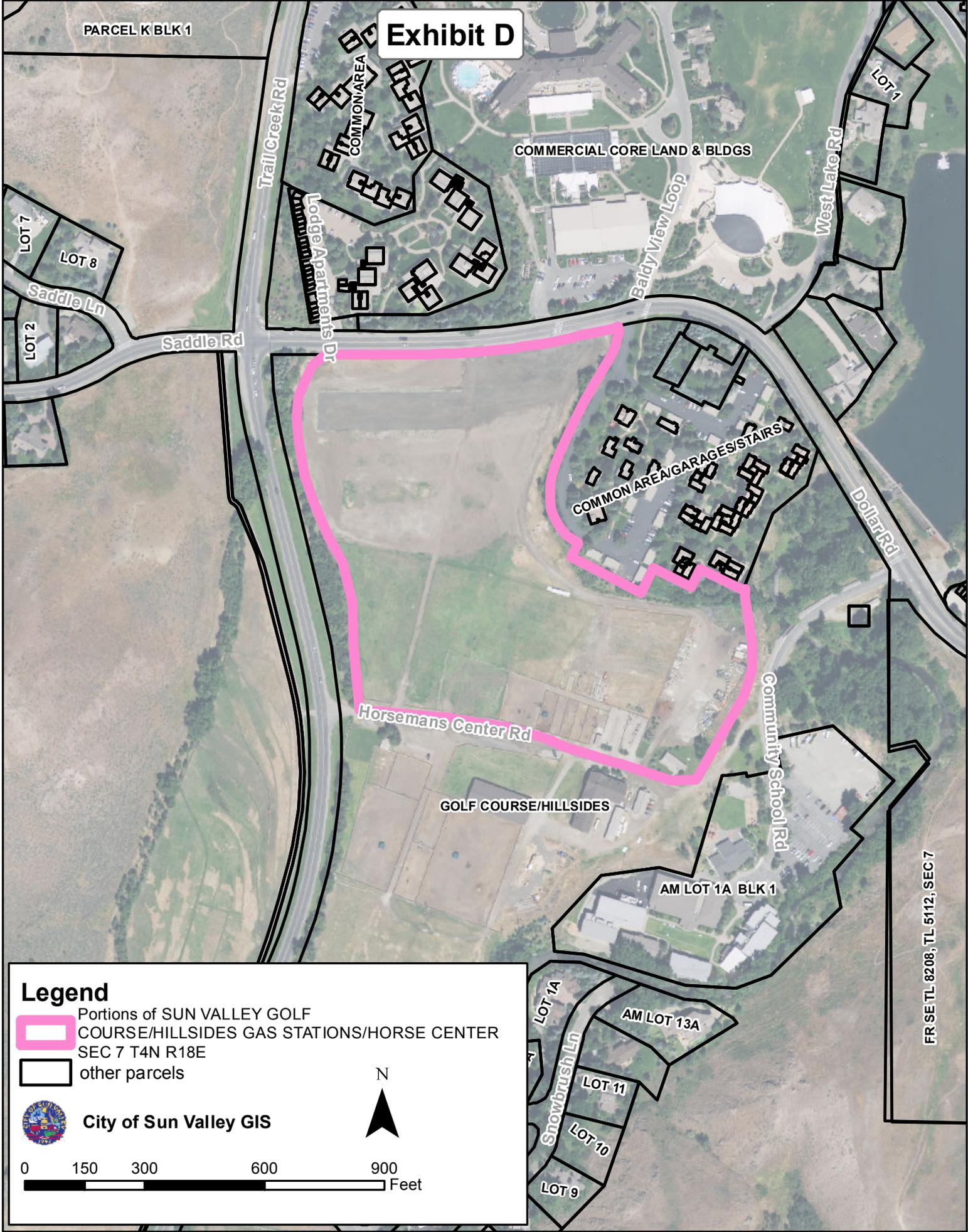
-  Portions of SUN VALLEY GOLF COURSE/HILLSIDES GAS STATIONS/HORSE CENTER SEC 7 T4N R18E
-  other parcels



City of Sun Valley GIS



# Exhibit D



**Legend**

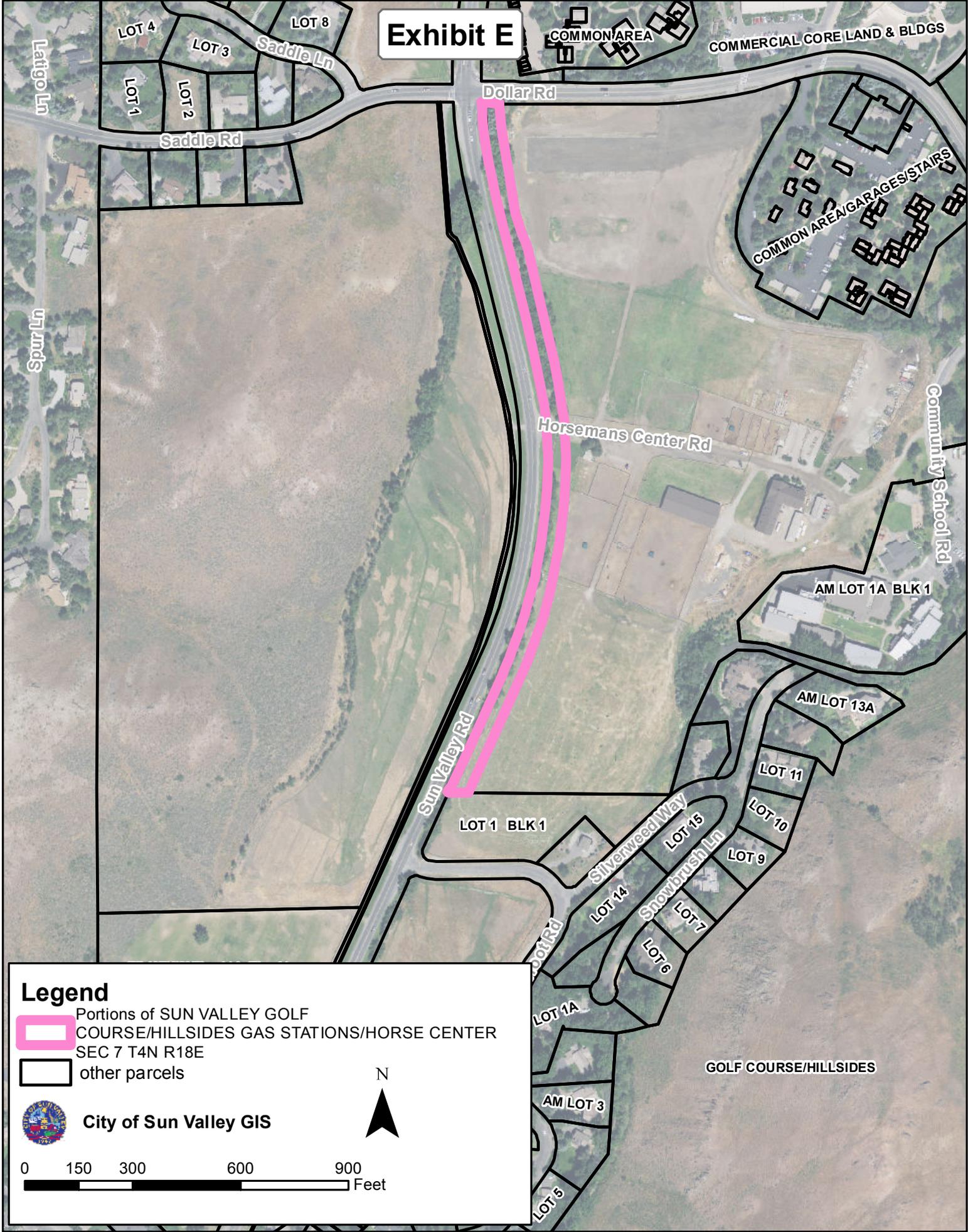
-  Portions of SUN VALLEY GOLF COURSE/HILLSIDES GAS STATIONS/HORSE CENTER SEC 7 T4N R18E
-  other parcels

 **City of Sun Valley GIS**

 N

 0 150 300 600 900 Feet

# Exhibit E



## Legend

-  Portions of SUN VALLEY GOLF COURSE/HILLSIDES GAS STATIONS/HORSE CENTER SEC 7 T4N R18E
-  other parcels



City of Sun Valley GIS





31  
32 WHEREAS, the subject zone map amendment is consistent with Objective 3.2 of the 2015 Comprehensive  
33 Plan, to, “maintain and enhance a wide range of recreational opportunities for residents and visitors to keep  
34 the Sun Valley experience unique and active;” and

35  
36 WHEREAS, the proposed zoning map amendment has minimal or no adverse impacts on the natural  
37 environment, including, but not limited to, water quality, air quality, noise, vegetation, riparian corridors,  
38 hillsides and other natural features, as this amendment allows for the continuation of long-standing, low-  
39 impact uses; and

40  
41 WHEREAS, the proposed amendment to the official zoning map will not detrimentally impact the health,  
42 safety, or welfare of the community as the change in zoning district to Recreation (REC) will match existing  
43 uses, provide recreational opportunities for residents and visitors, and preserve the City’s natural resources;  
44 and

45  
46 WHEREAS, rezoning to accommodate such existing uses does not impose a need for essential public facilities  
47 and services; and

48  
49 WHEREAS, the rezones have been considered at a duly-noticed public hearing by the Planning & Zoning  
50 Commission on November 10, 2016, and such rezones were unanimously recommended to the Council by  
51 the Commission;

52  
53 WHEREAS, the State of Idaho has empowered the City Council with the ability to zone and rezone property  
54 in Idaho Statute 67-6511;

55  
56 NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Sun Valley, Idaho, as follows:

57  
58 The Official Zoning Map of the City of Sun Valley shall be amended to show changes in the following  
59 zoning designations:

- 60
- Elkhorn Golf Course: Parcel GC-5A (SEC 17, T4N, R18E) from the Open Recreation (OR-1)

61 Zoning District to the Recreation (REC) Zoning District, as also shown on Exhibit A, a map  
62 attached to this ordinance; and  
63 • FR NW TL 7757, 7758, 7763 FR SE 7760, SEC 17 FR NW 7761, SEC 21 & 20 T4N R18E GOLF  
64 COURSE (RPSVE0000025D) from the Open Recreation (OR-1) Zoning District to the  
65 Recreation (REC) Zoning District, as also shown on Exhibit B, a map attached to this  
66 ordinance.

67  
68 APPROVED BY THE SUN VALLEY CITY COUNCIL THIS 1<sup>ST</sup> DAY OF DECEMBER, 2016.

69

70

APPROVED:

71

72

73 ATTEST:

\_\_\_\_\_  
Peter Hendricks, Mayor

74

City of Sun Valley

75

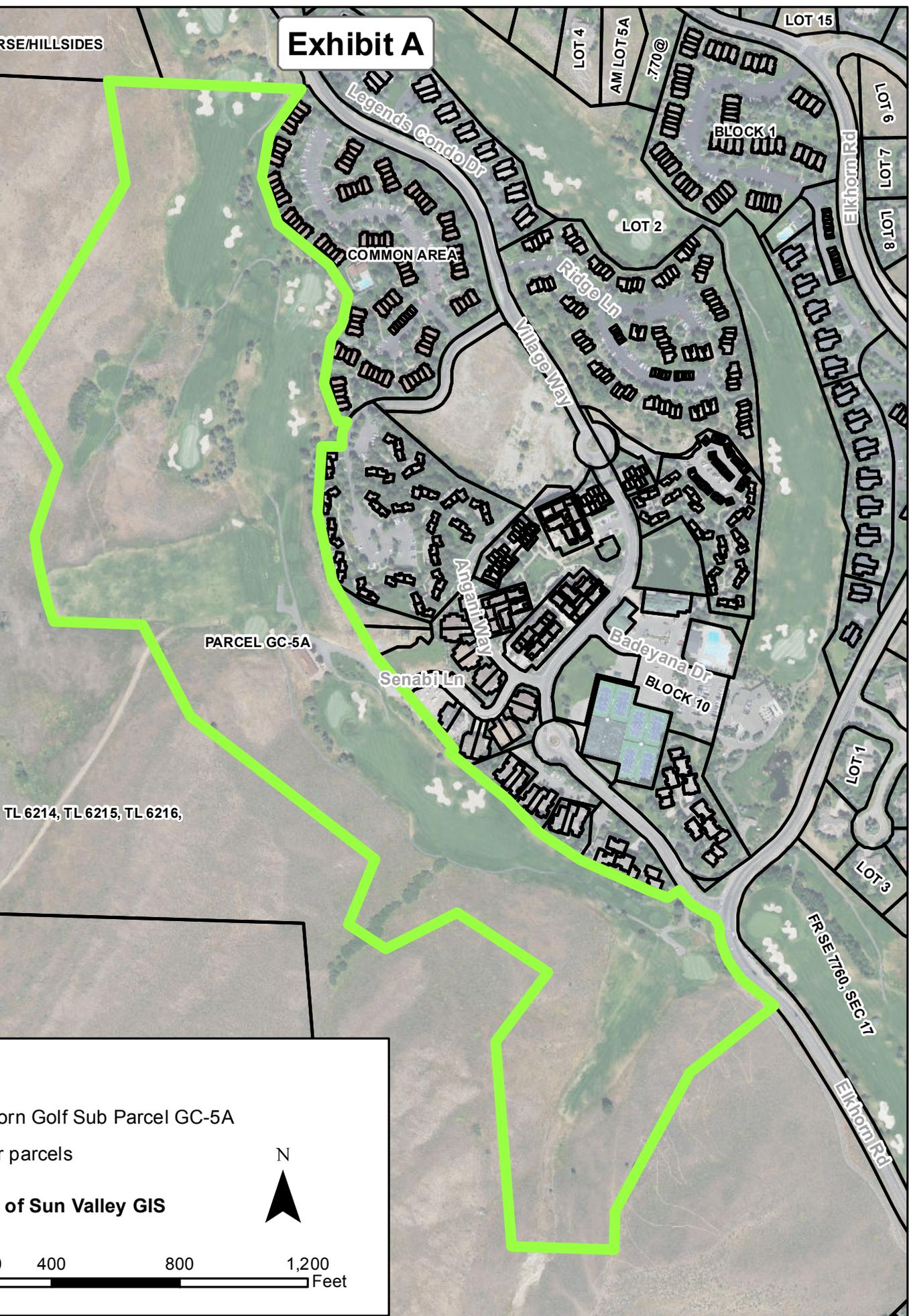
76 \_\_\_\_\_

77 Nancy Flannigan, Assistant City Clerk/Treasurer

78 City of Sun Valley

GOLF COURSE/HILLSIDES

# Exhibit A



TL 6214, TL 6215, TL 6216,

PARCEL GC-5A

COMMON AREA

BLOCK 1

LOT 2

BLOCK 10

LOT 1

LOT 3

LOT 15

LOT 9

LOT 7

LOT 8

LOT 4

AM LOT 5A

.770@

Legends Condo Dr

Ridge Ln

Village Way

Senabi Ln

Badeyana Dr

Elkhorn Rd

FR SE 760, SEC 17

Elkhorn Rd

## Legend

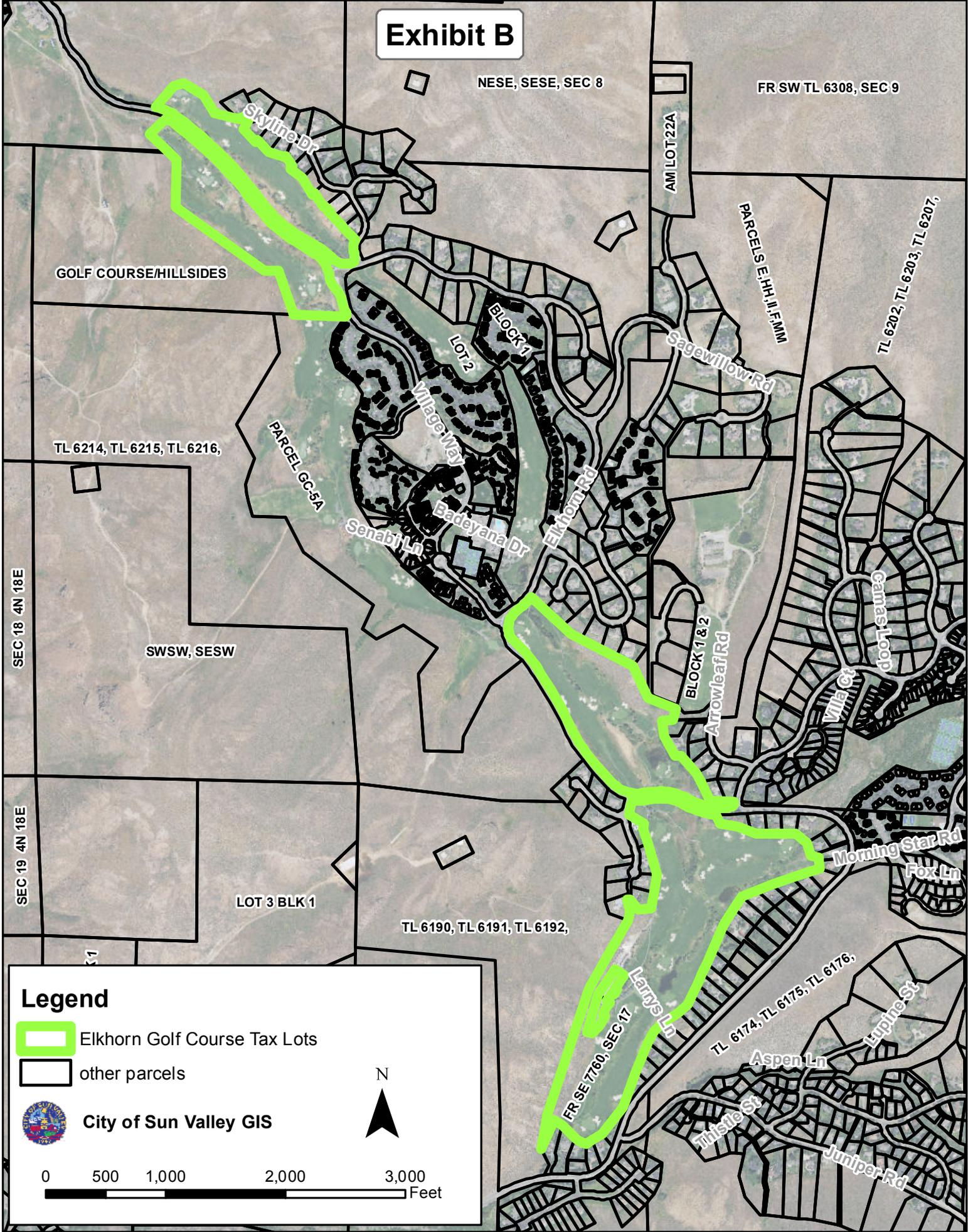
 Elkhorn Golf Sub Parcel GC-5A

 other parcels

 City of Sun Valley GIS



# Exhibit B





31 Plan, to, “maintain and enhance a wide range of recreational opportunities for residents and visitors to keep  
32 the Sun Valley experience unique and active;” and

33  
34 WHEREAS, the proposed zoning map amendment has minimal or no adverse impacts on the natural  
35 environment, including, but not limited to, water quality, air quality, noise, vegetation, riparian corridors,  
36 hillsides and other natural features, as this amendment allows for the continuation of long-standing, low-  
37 impact uses; and

38  
39 WHEREAS, the proposed amendment to the official zoning map will not detrimentally impact the health,  
40 safety, or welfare of the community as the change in zoning district to Recreation (REC) will preserve natural  
41 resources; and

42  
43 WHEREAS, rezoning to accommodate such existing uses does not impose an immediate need for essential  
44 public facilities and services; and

45  
46 WHEREAS, the rezone has been considered at a duly-noticed public hearing by the Planning & Zoning  
47 Commission on November 10, 2016, and such rezones were unanimously recommended to the Council by  
48 the Commission;

49  
50 WHEREAS, the State of Idaho has empowered the City Council with the ability to zone and rezone property  
51 in Idaho Statute 67-6511;

52  
53  
54  
55  
56  
57  
58  
59  
60

61 NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Sun Valley, Idaho, as follows:

62  
63 The Official Zoning Map of the City of Sun Valley shall be amended to show changes in zoning  
64 designation for FR W1/2NW TL 7765 SEC 5, T4N R18E ERNEST HEMINGWAY MEMORIAL from the  
65 Open Recreation (OR-1) Zoning District to the Recreation (REC) Zoning District, as also shown on  
66 Exhibit A, a map attached to this ordinance.

67  
68 APPROVED BY THE SUN VALLEY CITY COUNCIL THIS 1<sup>ST</sup> DAY OF DECEMBER, 2016.

69  
70 APPROVED:

71  
72 \_\_\_\_\_  
73 Peter Hendricks, Mayor  
74 City of Sun Valley

75  
76 ATTEST:

77 \_\_\_\_\_  
78 Nancy Flannigan, Assistant City Clerk/Treasurer  
City of Sun Valley

**Exhibit A**

Trail Creek Rd

SEC 5, 4N 18E

GOLF COURSE/HILLSIDES

**Legend**

-  TL7765 Hemingway Memorial
-  other parcels

 **City of Sun Valley GIS**

 N

 0 50 100 200 300 Feet

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

**From:** Jae Hill, AICP, CFM, Community Development Director  
**Meeting Date:** 10 November 2016

**PLAT AMENDMENT (SUBPA2015-03)**

---

**APPLICANT:** Benchmark Associates, P.A., for Sun Valley Company.

**LOCATION:** White Clouds, Corrected Lots 27B, 28C & White Clouds Townhomes, Amended,

**ZONING DISTRICTS:** Rural Estate and Ranch (RA) Zoning District

**REQUEST:** Shift the boundary lines separating Lot 27 & 28, *White Clouds Corrected*; shift the boundary lines separating Lot 28 *White Clouds Corrected* and the *White Clouds Townhomes Amended*.

**ANALYSIS:** The applicant seeks to remove approximately .13 acres from Lot 27 and .10 acres from Lot 28 to increase the size of the *White Clouds Townhomes* parcel by an equivalent amount; this is to facilitate a “landscaping buffer” and encroachment by one of the sublots on the common area in the townhomes.

	Original	Amended	Change
<b>Lot 27</b>	1.13	1.00	(0.13)
<b>Lot 28</b>	1.27	1.17	(0.10)
<b>Townhomes</b>	2.58	2.80	0.22

Lots 27B and 28C are located in the Rural Estate and Ranch (RA) Zoning District; the portion being added to *White Clouds Townhomes Amended* is also zoned RA and will require a Zone Map Amendment to the Multiple-Family Residential (RM-1) Zoning District before the plat can be signed.

The minimum lot size in the RA is 1 acre, and both Lots 27B and 28C will be 1.00 and 1.17 acres, respectively, after the plat amendment. The resulting shift in the size and locations of Lot 28 requires the shift of the building envelope in that lot; the building envelope is not increasing in size, but shifting approximately 30 feet to the north.

Due to all of the subject and adjacent lots being owned by a single owner, and given that the lot line shift and envelope shift are being proposed to benefit the owners of *White Clouds Townhomes*, and given that there is no proposed development on Lots 27B or 28C associated with the shift, Staff is not requiring a complete design review submittal as required by SVMC § 9-4B-1.C.2; Staff conferred with the Chairman of the Planning and Zoning Commission for his concurrence on this interpretation of the code in this particular instance.

The plat will not alter any dedicated public areas or rights-of-way, but will relocate several drainage and utility easements on private property, benefitting adjacent private property owners. There will be no impacts to the Valley View Trail on adjacent Parcel G, *White Clouds Corrected*.

*9-4B-1E Standards:*

1. *A plat amendment shall not lower the dimensions of the lot below the minimum dimensional standards prescribed by this title; **Lots 27B and 28C will remain greater than the minimum required lot size of 1.0 acres in the zoning district.***
2. *2. A plat amendment shall not increase the original number of properties, and may decrease the original number of properties; **No new lots are created by this application.***
3. *A plat amendment shall not change or move any public streets or publicly dedicated areas in any manner. **Easements are being relocated, but none are publicly dedicated.***

**RECOMMENDATION:** Staff recommends approval of SUBPA2015-03, altering the dimensions of Lots 27B, 28C, and *White Clouds Townhomes Amended*, in *White Clouds Corrected*.

**RECOMMENDED MOTION:** "I move to recommend approval to the City Council of Plat Amendment SUBPA2015-03, amending Lots 27B, 28C, and *White Clouds Townhomes Amended*, in *White Clouds Corrected*, pursuant to the Findings of Fact and Conditions of Approval."

**ALTERNATIVE ACTIONS:** Move denial of the application and draft findings supporting denial.

**ATTACHMENTS:**

1. Findings of Fact
2. Application Materials

**DRAFT**  
**SUN VALLEY**  
**PLANNING AND ZONING COMMISSION**

<b>PLAT AMENDMENT</b>	)	<b>FINDINGS OF FACT/CONCLUSIONS</b>
<b>WHITE CLOUDS, CORRECTED:</b>	)	<b>OF LAW, DECISION</b>
<b>LOTS 27B and 28C</b>	)	<b>AND CONDITIONS</b>
<b>&amp; WHITE CLOUDS TOWNHOMES</b>	)	
<b>AMENDED</b>	)	
<b>APPLICATION NO. SUBPA 2015-03</b>	)	

This matter came before the Sun Valley Planning and Zoning Commission for consideration on November 10, 2016 as a duly noticed public hearing for the proposed lot lines shifts between Lot 27B and 28C of White Clouds, Corrected Subdivision and between Lot 28C and the White Clouds Townhomes Amended parcel and the relocation of the recorded building envelope on Lot 28C. The Commission conducted a properly noticed public hearing, reviewed the Agenda Report, and heard the comments of City staff, the applicant's representatives, and the public. Additionally, the Commission reviewed the approval recommendation document and suggested Findings of Fact, Conclusions of Law, and Conditions of Approval recommended by the Community Development Director. Based on the evidence presented, the Commission hereby recommends approval of the proposed plat amendment to the City Council with the following Findings of Fact and Conclusions of Law and subject to specific conditions of approval:

**FINDINGS OF FACT/CONCLUSIONS OF LAW**

1. The applicant is Benchmark Associates, P.A. on behalf of Sun Valley Company. The subject properties consist of Lots 27B and 28C of White Clouds, Corrected Subdivision and White Clouds Townhomes Amended. Lots 27B and 28C are zoned Rural Estate and Ranch (RA) Zoning District and White Clouds Townhomes Amended is zoned Multiple Family Residential (RM-1).
2. The application consists of a plat amendment map showing the lot line shifts for Lots 27B and 28C, and the relocation of the recorded building envelope on Lot 28C, to allow for landscaping and landscape maintenance on the White Clouds Townhomes Amended parcel.
3. The applicant has provided the information required for application, review, and action on a plat amendment as set forth in City of Sun Valley Municipal Code Section 9-5A-4, Required Application Information. Notice for the public hearing was: 1.) published in the Idaho Mountain Express; 2.) mailed to adjacent properties; 3.) posted at Sun Valley City Hall, the Sun Valley Post Office, Elkhorn Springs Store Post office, St. Thomas Episcopal Church, and the Elkhorn Fire Station; and 4.) posted on site.
4. The required findings for review of a proposed plat amendment are contained in Municipal Code Section 9-4B-1F. The Planning and Zoning Commission finds that:
  - a. *The adjustment is appropriate for the lot and the surrounding neighborhood* because the amendment does not alter the character of existing townhomes and the resulting lot sizes meet the minimum standards for the Rural Estate and Ranch and Multiple-Family Residential Zoning Districts;

- b. *The adjustment is consistent with the goals of the city comprehensive plan, specifically with Goal 4 because the new landscape buffer promotes development that is context-sensitive and complementary to adjacent property;*
  - c. *The adjustment will not affect the character of the neighborhood in a materially adverse manner as the lot sizes are consistent with the character of the neighborhood; and*
  - d. *The adjustment will not cause undue traffic congestion, or dangerous traffic conditions because no additional lots are proposed and the lot configuration remains essentially the same.*
5. Additional findings for relocation of a building envelope are contained in Section 9-4B-1G. The Planning and Zoning Commission finds that:
- a. *The location of the building envelope and siting of the building footprint is appropriate for the lot and the surrounding neighborhood because the proposed envelope complies with the City's dimensional standards for the Rural Estate and Ranch (RA) zoning district and no constructed building footprint currently exists.*
  - b. *The location of the building envelope and siting of the building footprint is consistent with the purposes and goals of the comprehensive plan as the relocation complies with the City's dimensional standards while promoting development that is context-sensitive and complementary to adjacent property.*
  - c. *The location of the building envelope and siting of the building footprint will not cause undue traffic congestion, nor dangerous traffic conditions as no additional lots are proposed and the lot configuration remains the same; and*
  - d. *The location of the building envelope and siting of the building footprint will not affect the character of the neighborhood in a materially adverse manner as the building envelope dimensions and siting in relation to the lot boundary are consistent with the original plat. No structure currently exists on Lots 27B or 28C, and any future development will be subject to Design Review.*
6. The lot line shifts and building envelope relocation application will not lower the dimensions of the subject Lots 27B, 28C, and the *White Clouds Townhomes Amended* parcel below a minimum dimensional standard prescribed by Title 9. The lot line shifts and building envelope relocation will not change or move any public streets or publicly dedicated areas in any manner. Additionally, the plat amendment will not increase or decrease the number of properties/lots. No subdivision of land is proposed. The overall density of the White Clouds, Corrected Subdivision and White Clouds Townhomes Amended remains unchanged.
7. The plat adjustment is appropriate for the design and physical location of future structures on the Lots 27B and 28C and the surrounding single-family and multiple-family residential development because the adjustments promote greater flexibility in site design and development.
8. The plat amendment is consistent with the Sun Valley Comprehensive Plan designations for Low and

Medium Density Residential and does not significantly change the existing land use nor cause any conflict with the goals and policies of the Comprehensive Plan. There are no designated scenic, agricultural, recreational, or traditional sites identified for these parcels by the Comprehensive Plan.

9. The plat amendment will not affect the character of the neighborhood in a materially adverse manner because the lot line shifts and building envelope relocation are consistent with the existing site layout and will allow for landscaping and landscape maintenance on the White Clouds Townhomes Amended parcel. Once recorded, the plat modifications will appear as though designed as part of the original development.
10. The plat amendment does not involve any area used for access to the overall White Clouds Subdivision nor any associated public or private parking areas. The lot line shifts and building envelope relocation are consistent with all applicable easements and rights of way and with the original design of the access, traffic, circulation, and parking areas of the development.
11. The lot line shifts and location of the adjusted building envelope and corresponding future building footprint are appropriate for the lots and the surrounding development, are consistent with the purposes and goals of the Comprehensive Plan, will not cause undue traffic congestion nor dangerous traffic conditions, and will not affect the character of the neighborhood in a materially adverse manner. No public comments were received as part of the properly noticed comment and review period for the project and no negative impacts were identified.
12. All aspects of the proposed plat amendment comply with applicable provisions of the Development Code, specifically regarding the proportion of steep slopes within a building envelope, because of the deviations granted through the project's Planned Unit Development approved as part of Conditional Use Permit application No. CUP2007-05. The proposed envelope adjustments are consistent with the PUD provisions and with all other requirements and development approvals for the White Clouds Subdivision.

## **DECISION**

Therefore, based upon the foregoing Findings of Fact/Conclusions of Law, the Sun Valley Planning and Zoning Commission hereby recommends to the City Council a conditional approval of the plat amendment to shift the lot lines between Lot 27B and 28C of *White Clouds, Corrected Subdivision* and between Lot 28C and the *White Clouds Townhomes Amended* parcel and to relocate the recorded building envelope on Lot 28C, according to the plat amendment map, supporting plans, and documents submitted as part of the subject application, subject to the following specific conditions of approval.

## **CONDITIONS OF APPROVAL**

1. Prior to adoption and signature of the Plat Amendment, the applicant must apply for and receive a Zoning Map Amendment for the portions of the White Clouds Townhomes Amended zoned Rural Estate and Ranch (RA) to the Multiple-Family Residential (RM-1) or other appropriate zoning classification.
2. Upon approval of the plat amendment by City Council to shift the lot lines between Lot 27B and 28C of White Clouds, Corrected Subdivision and between Lot 28C and the White Clouds Townhomes

Amended parcel and to relocate the recorded building envelope on Lot 28C, the applicant shall record the amended plat with the Office of the County Recorder and provide a copy of the recorded document to the Community Development Director prior to application for any development on the subject lots.

Dated this 10th day of November, 2016.

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Ken Herich  
City of Sun Valley P&Z Chairman

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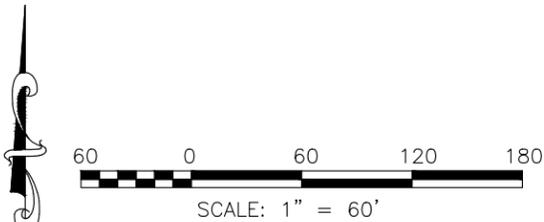
Date Findings of Fact Signed

# WHITE CLOUDS, CORRECTED: LOTS 27B, 28C, & WHITE CLOUDS TOWNHOMES AMENDED

LOCATED WITHIN: SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF SUN VALLEY,  
BLAINE COUNTY, IDAHO

WHEREIN THE BOUNDARIES COMMON TO LOTS 27A & 28B OF WHITE CLOUDS, CORRECTED PUD &  
WHITE CLOUDS TOWNHOMES ARE AMENDED, THE BUILDING ENVELOPE ON LOT 28B IS SHIFTED,  
AND SUBLOTS 1 AND 5 ARE AMENDED.

SEPTEMBER 2016



**LINE DATA**

LINE	BEARING	DISTANCE
L1	N00°00'00"W	80.70'
L2	N00°00'00"W	25.99'
L3	S31°49'43"E	26.18'

**CURVE DATA**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	395.72'	207.90'	205.51'	N15°03'02"W	30°06'04"
C2	395.72'	216.39'	213.70'	N45°46'00"W	31°19'50"
C3	25.00'	39.18'	35.29'	S73°40'11"W	89°47'49"
C4	1313.24'	283.61'	283.06'	S34°57'29"W	12°22'25"
C5	155.00'	154.86'	148.50'	N28°37'22"W	57°14'44"

## LEGEND

- BE — BE — PROPERTY LINE
- BE — BE — NEW BUILDING ENVELOPE
- BE — BE — EXIST. BUILDING ENVELOPE ELIMINATED
- BE — BE — EXIST. BUILDING ENVELOPE PER PLAT
- — — — LOT LINE ELIMINATED
- — — — SNOW STORAGE & UTILITY ESMT. PER PLAT
- — — — EASEMENT LINE (AS NOTED.)
- ⊕ TRAIL EASEMENT PER PLAT
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- SET 5/8" REBAR
- BRASS CAP
- C/A COMMON AREA

## NOTES:

1. BASIS OF BEARINGS IS PER THE ORIGINAL PLAT OF "WHITE CLOUDS, CORRECTED PUD", (INST. NO. 517308). REFER TO SAID PLAT & CC&R'S (INST. NO. 571309) FOR PLAT NOTES, CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY, AND TO THE FOLLOWING DOCUMENTS:

FINAL PLAT OF "WHITE CLOUDS, CORRECTED: LOTS 21A, 23A, 27A & 28A", INST. NO. 577809.

FINAL PLAT OF "WHITE CLOUDS, CORRECTED: LOT 28B AND PARCEL E AMENDED", INST. NO. 597451.

FINAL PLAT & DECLARATION OF "WHITE CLOUDS TOWNHOMES: PHASE I", INST. NOS. 599744 & 599745.

FINAL PLAT & DECLARATION OF "WHITE CLOUDS TOWNHOMES: PHASE II", INST. NOS. 610102 & 610103.

FINAL PLAT & DECLARATION OF "WHITE CLOUDS TOWNHOMES: PHASE III", INST. NOS. 612967 & 612968.

FINAL PLAT & DECLARATION OF "WHITE CLOUDS TOWNHOMES: PHASE IV", INST. NOS. 615434 & 615435.

2. BUILDING SETBACKS SHALL COMPLY WITH APPLICABLE ZONING REGULATIONS.

## APPLICABLE ORIGINAL PLAT NOTES

SEE ORIGINAL PLAT OF WHITE CLOUDS, CORRECTED (INST. NO. 571308) FOR PLAT NOTES.

3. 15 foot wide Public Trail Access Easements exist for public use within Parcels E, G, J, K, L, and Lots 8, 26 & 28 as shown hereon. The location of said easements may change to reflect any re-alignments of the trails upon the approval of the City of Sun Valley.

12. Lots 1 through 30, and Parcels H, M and N of the White Clouds Planned Unit Development are subject to a Declaration of Covenants, Conditions and Restrictions (CC&R's) which include, by reference, certain design criteria which will be used by the Design Review Committee in evaluating proposed single-family residential improvements on each of said lots. These design criteria are intended to encourage development which will preserve and enhance the beauty of the area, and copies are available from the White Clouds Single-Family Homeowners Association or its Design Review Committee.

13. There shall be a 10 foot wide Utility, Drainage and Irrigation Easement centered on all lot lines and adjacent to all street and subdivision boundaries.

14. All required Emergency Access Lanes shall remain open and unobstructed and it shall be the sole responsibility of the property owner to maintain said lanes year-round, including but not limited to snow removal and enforcement of no vehicular parking within said lanes at any time.

17. The 20 foot wide landscape buffer within Parcels A and E is reserved for trails, hardscape, signage, monument signage, plantings or similar usage.

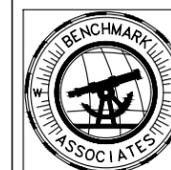
18. The White Clouds residential component lies within an area of sensitive water and visual significance and extensive non-native plantings and irrigation may not be appropriate for the area and may not be approved by the City.

19. Due to local soil conditions, hillside building envelopes and surface and subsurface drainage considerations, a geotechnical investigation should be considered for each lot prior to residential design and construction.

## HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

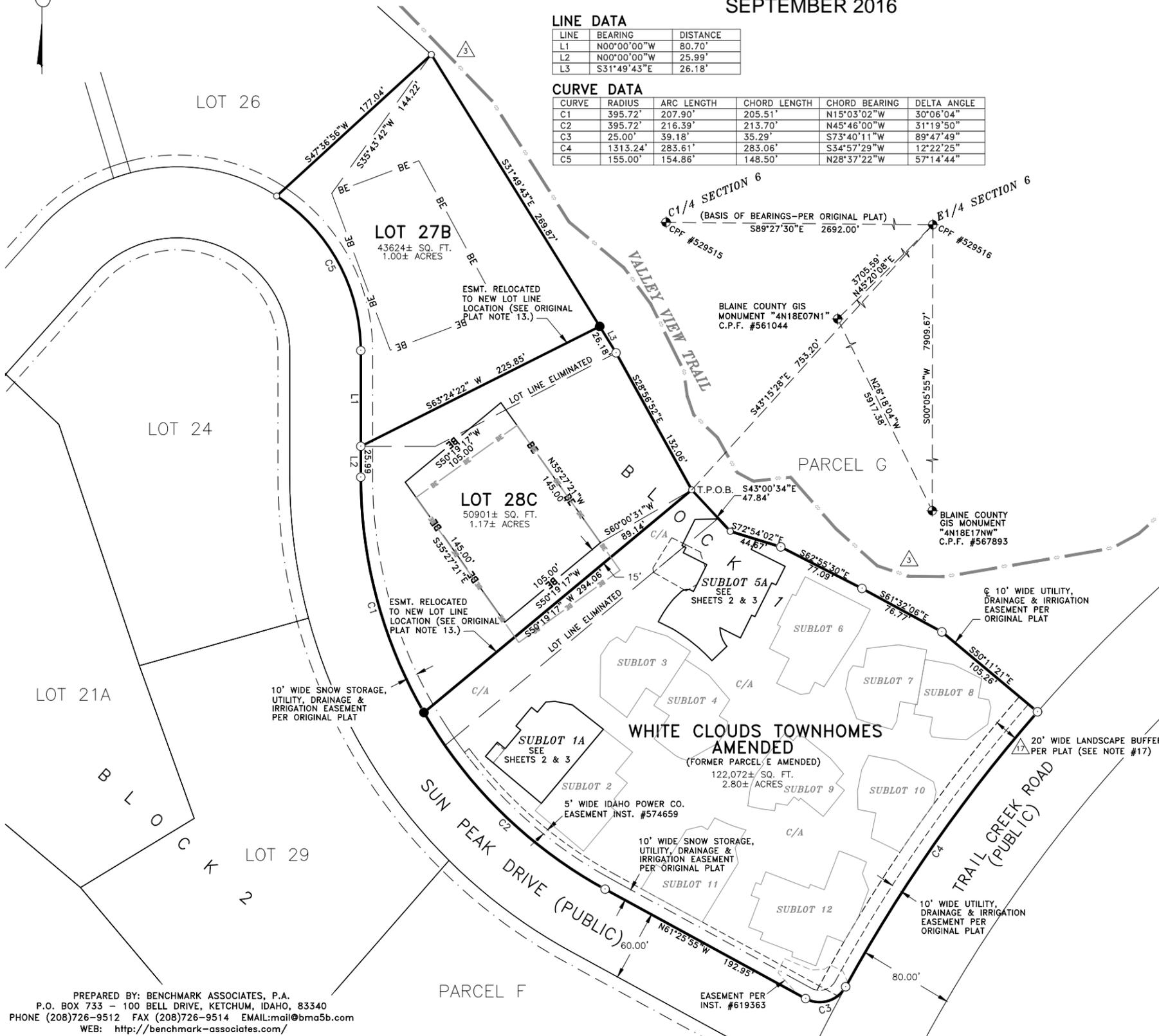
Date: \_\_\_\_\_ South Central Public Health District, REHS



WHITE CLOUDS, CORRECTED:  
LOTS 27B, 28C, &  
WHITE CLOUDS TOWNHOMES  
AMENDED  
LOCATED WITHIN: SEC. 6, T4N, R18E, B.M.,  
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 11180	BY: LLJ/CPL	FILE: 11180PG1-2016.DWG
PLAT AMENDMENT	DATE: 09/12/2016	SHEET: 1 OF X



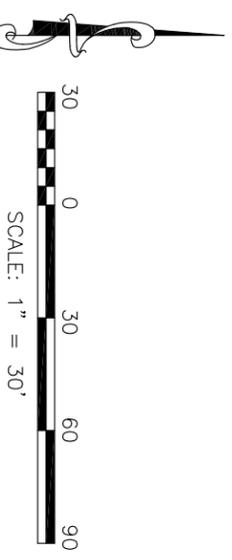
PREPARED BY: BENCHMARK ASSOCIATES, P.A.  
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340  
PHONE (208)726-9512 FAX (208)726-9514 EMAIL: mail@bma5b.com  
WEB: <http://benchmark-associates.com/>

# WHITE CLOUDS, CORRECTED: LOTS 27B, 28C, & WHITE CLOUDS TOWNHOMES AMENDED

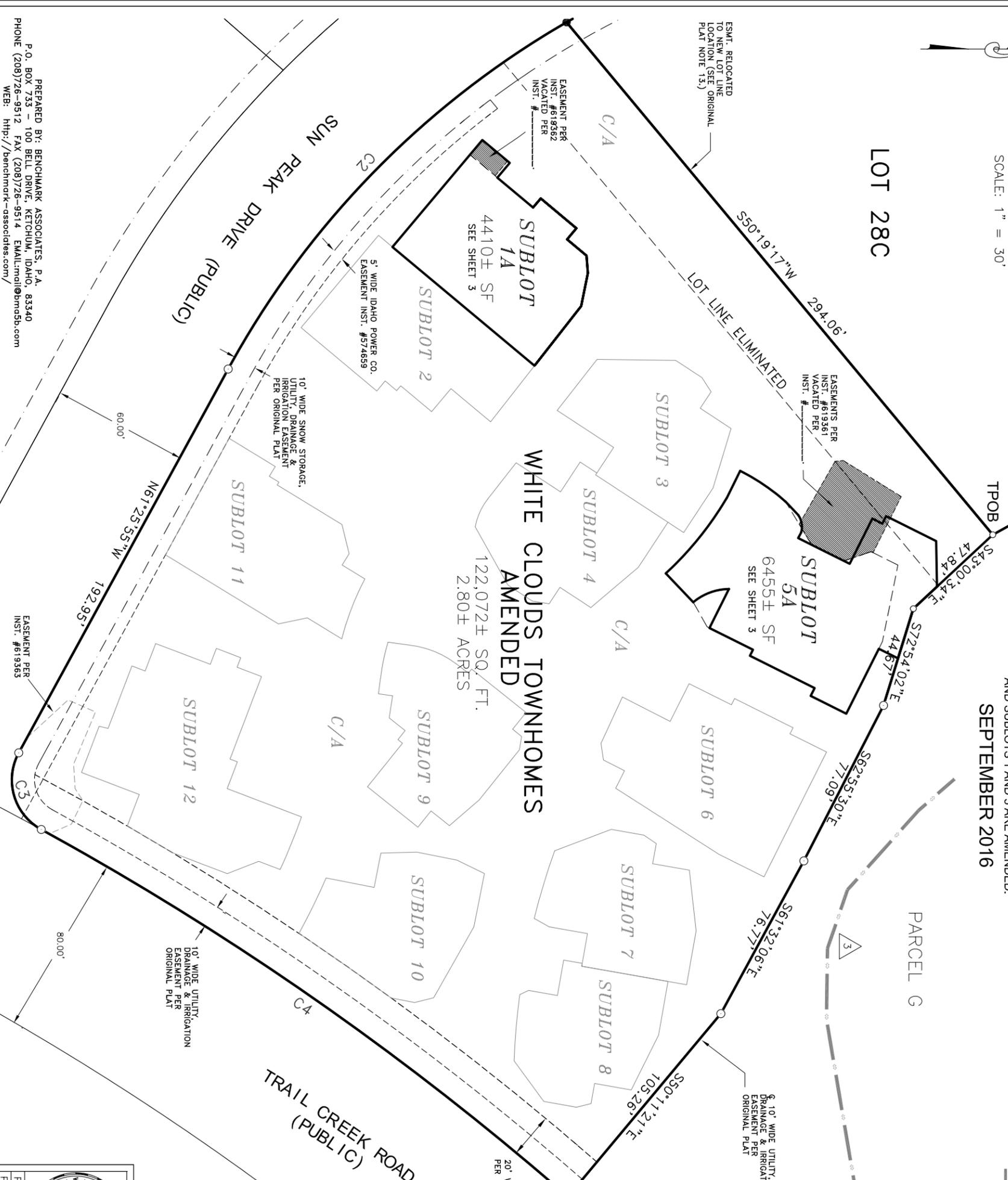
LOCATED WITHIN: SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M., CITY OF SUN VALLEY,  
BLAINE COUNTY, IDAHO

WHEREIN THE BOUNDARIES COMMON TO LOTS 27A & 28B OF WHITE CLOUDS, CORRECTED PUD &  
WHITE CLOUDS TOWNHOMES ARE AMENDED, THE BUILDING ENVELOPE ON LOT 28B IS SHIFTED,  
AND SUBLOTS 1 AND 5 ARE AMENDED.

SEPTEMBER 2016



LEGEND	
	PROPERTY LINE
	NEW BUILDING ENVELOPE
	EXIST. BUILDING ENVELOPE ELIMINATED
	EXIST. BUILDING ENVELOPE PER PLAT
	LOT LINE ELIMINATED
	SNOW STORAGE & UTILITY ESMT. PER PLAT
	EASEMENT LINE (AS NOTED.)
	TRAIL EASEMENT PER PLAT
	FOUND 1/2" REBAR
	FOUND 5/8" REBAR
	SET 5/8" REBAR
	BRASS CAP
	COMMON AREA
	C/A



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**WHITE CLOUDS, CORRECTED:  
LOTS 27B, 28C, &  
WHITE CLOUDS TOWNHOMES  
AMENDED**

LOCATED WITHIN: SEC. 6, T4N, R18E, B.M.,  
CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO

PREPARED FOR: SUN VALLEY COMPANY

PROJECT NO. 11180    BY: LLJ/CPL    FILE: 11180pg1EXHIBIT  
PLAT AMENDMENT    DATE: 09/12/2016    SHEET: 2 OF X



**PLAT CHECK LIST**

1	<b>Subdivision Name:</b>	White Clouds Townhomes, White Clouds Subdivision
2	<b>Reviewer:</b>	Jodi Burns Betsy Roberts
3	<b>Date:</b>	October 12, 2016
4	<b>Sheet Title and Preamble:</b>	White Clouds, Corrected: Lots 27B, 28C, & White Clouds Townhomes Amended  Located within: Sections 6, Township 4 North, Range 18 East, B.M., City of Sun Valley, Blaine County, Idaho  Wherein the Boundaries Common to Lots 27A & 28B of White Clouds, Corrected PUD & White Clouds Townhomes are amended, the building envelope on Lot 28B is shifted, and Sub lots 1 and 5 are amended.
5	<b>Basis of Bearing:</b>	OK. Basis of Bearing is identified in Note 1 on sheet 1 and refers the plat of "White Clouds, Corrected PUD", recorded as Inst. No. 517308.
6	<b>North Arrow:</b>	OK
7	<b>Scale and Legend:</b>	Scale OK. Legend: show new and existing subplot line type. Easement: Show New and Existing Easement line type.
8	<b>Plat Closure:</b>	Will review at Final Plat.
9	<b>Total Area:</b>	OK. Identified - will review at Final Plat with closure information.
10	<b>Monuments:</b>	OK
11	<b>Land Corners:</b>	OK
12	<b>Initial Point:</b>	OK.
13	<b>Street Names &amp; Width:</b>	OK
14	<b>Easements:</b>	OK
15	<b>Lot &amp; Block Numbers:</b>	OK
16	<b>Lot Dimensions:</b>	Shown. Will review at final with closure
17	<b>Curve &amp; Line Tables:</b>	Shown. Will review at final with closure
18	<b>Certifications:</b>	Health Certificate Shown
19	<b>Certificate of Owner:</b>	None
20	<b>Certificate of Surveyor:</b>	None
21	<b>Sanitary Restriction:</b>	None
22	<b>Agency Approvals:</b>	None
23	<b>Public Dedication:</b>	None (Standard public easement for utilities; nothing else new)
24	<b>Common Areas:</b>	OK per notes

