

**MEETING AGENDA**  
**THURSDAY, JANUARY 19, 2017 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**

- a) Draft Minutes from the Planning & Zoning Commission Meeting of November 10, 2016.

**4. New Business**

- a) **Zoning Map Amendment (ZMA) 2016-08:** A request to rezone a portion of Lot 28C in the White Clouds, Corrected Subdivision from the Rural Estate and Ranch (RA) Zoning District to the Multiple-Family Residential (RM-1) Zoning District. Applicant: Benchmark Associates, P.A. for Sun Valley Company.

**5. Continued Business**

None.

**6. Discussion Items**

None.

**7. Adjourn**

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**Meeting Schedule:** Regular Meeting at 9:00 am on Thursday, February 16, 2017

**Minutes of the Planning and Zoning Commission  
November 10, 2016**

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 November 10, 2016 at 9:00 a.m.

1. [Call To Order](#)

Present: Vice-Chairman Jake Provonsha, Commissioner John O'Connor, Commissioner Sherri Newland

Absent: Chairman Ken Herich, Commissioner Bill Boeger

Also Present: Community Development Director Jae Hill, Associate Planner Abby Rivin, Nancy Humphrey, Dan Olmstead, Marybeth Collins, Tim Silva, Cinda Lewis, Wally Huffman

2. [Public Comment](#)

No public comment.

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.](#)

Associate Planner Abby Rivin gave an overview of Zoning Map Amendment (ZMA) Application Nos. 2016-05 and 2016-06. She noted that most of the parcels proposed to be rezoned are currently designated OR-1 on the City's Zoning Map, which is a placeholder zone with no regulations regarding dimensional standard or permitted and conditional uses.

- i) [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.](#)

Rivin provided a brief overview of the two parcels to be rezoned in the Bitter Route Subdivision. She noted that both lots are currently owned by the Sun Valley Company, but Idaho Power leases the southern portion of Lot 3 Block 2. She explained that Lot 1 Block 1 is currently designated as OR-1 and undeveloped and that the Future Land Use Map designates a 50 foot wide open space buffer along the parcel boundary. Rivin pointed to the section of Lot 3 Block 2 that is leased to Idaho Power for a substation and explained that the parcel is proposed to be rezoned from OR-1 to Open Space (OS) and Public/Institution (PI) Zoning Districts.

Vice-Chairman Provonsha asked the Commission if they had any questions regarding this particular ordinance. The Commission had no questions.

Dan Olmstead of Idaho Power commented on the Idaho Power substation and stated that he provided a letter from Idaho Power to Community Development Director Jae Hill regarding height limitations in the Public/Institution (PI) Zoning District.

- ii. [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.](#)

Rivin explained that the subject ordinance will rezone the City's 5-acre parcel, which is also referred to as Festival Meadows, from OR-1 to the Recreation (REC) Zoning District.

- iii. [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.](#)

Rivin provided an overview of the subject ordinance and presented each of the associated exhibits. She noted that Exhibit E shows the fifty foot Open Space buffer adjacent to Sun Valley Road. She explained that the parcel outlined in Exhibit A is the Horseman Center. Rivin noted that half of the site is developed with an equestrian facility while the remaining area consists of native vegetation and the parcel will be rezoned from OR-1 to the Recreation (REC) Zoning District. She stated that the parcel shown on Exhibit B, which includes part of Penny Hill and the adjacent pasture, will be rezoned from OR-1 to the Open Space (OS) Zoning District. Rivin noted that Exhibit C outlines the eastern area of Penny Hill and will be rezoned from Multiple-Family Dwelling (RM-2) Zoning District to the Open Space (OS) Zoning District. She explained that during the 2015 Comprehensive Plan Update planning process, the community expressed the desire to maintain the Sun Valley Gateway area's scenic pastures and uncluttered views. She noted that Sun Valley Company agreed to rezone this portion of Penny Hill in exchange for development in the Prospector Hill Specific Plan Area. Rivin stated that Exhibit D, which shows the area commonly referred to as the Cottonwood parcel, will be rezoned from the Multiple-Family Dwelling (RM-2) Zoning District to the Commercial Center (CC) Zoning District. She explained that the subject parcel currently serves as overflow parking for popular events. She noted that while the maximum density for the RM-2 and CC Zoning Districts are both 21 units per acre, the Commercial Center (CC) Zoning District provides for a mix of both residential and commercial uses.

Commissioner Newland asked if the Sinclair gas station is involved in the subject rezone. Rivin answered that the gas station was not included in these ordinances as it is not located in the Gateway Specific Plan Area.

Vice-Chairman Provonsha opened the public hearing for Draft Ordinances Nos. 497 through 499.

Nancy Humphrey, Sun Valley resident, stated that the zoning map amendment to maintain the Gateway as open space is a crowning achievement as it preserves the culture and essence of the City of Sun Valley.

Dan Olmstead of Idaho Power requested that the letter he submitted regarding the Ketchum substation regarding height limitations in the Public/Institution (PI) Zoning District be made a part of the meeting's record.

Commissioner Provonsha read the letter into the record. The letter stated Idaho Power's concern regarding the PI Zone's maximum height limit of 35 feet and noted that upgrades to its transmission and distribution facility will exceed such height limit.

Community Development Director Jae Hill stated the subject maximum height limitation is not solely an issue in the Public/Institution (PI) Zone, but is a city-wide issue for power transmission policy in all of the various zoning districts. He noted that the only provision in the City's Municipal Code regarding powerlines establishes the requirements for underground facilities but not transmission. Hill stated that the next step in the process to address this issue will be to amend existing sections of Code to allow for reasonable height limits for voltage distribution and transmission throughout the City. Hill also commented that the current policy on power distribution and transmission presents a number of discrepancies and needs clarification.

Vice-Chairman Provonsha asked about the timeline for text amendments to Sun Valley Municipal Code. Hill replied the process would take a few months.

Commissioner O'Conner asked about the location of Idaho Power facilities and the location of proposed poles for the transmission line.

Dan Olmstead of Idaho Power pointed out the respective areas on the map and discussed the upcoming project for a high voltage transmission powerline entering through the Ketchum substation.

Community Development Director Hill clarified that Idaho Power is not opposed to the rezone but is requesting additional clarification regarding height limitations.

Hearing no further comment, Vice-Chairman Provonsha closed the public hearing.

#### **MOTION**

Commissioner John O'Connor moved to recommend to the City Council approval of Draft Ordinances Nos. 497, 498 and 499, seconded by Commissioner Newland. All in favor. The motion carried unanimously.

- 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.](#)
- i. [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.](#)
- ii. [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.](#)

Rivin provided an overview of Zoning Map Amendment (ZMA) Application No. 2016-06. She noted that the ordinances will amend the current zoning for the subject parcels from OR-1 to the Recreation (REC) Zoning District.

The Commission reviewed the associated exhibits for Draft Ordinance Nos. 500 and 501. Vice-Chairman Provonsha opened public hearing on Draft Ordinance Nos. 500 and 501. Hearing no comment, he closed the public hearing.

**MOTION**

Commissioner John O'Connor moved to recommend to the City Council the approval of Zoning Map Amendment (ZMA) Application No. 2016-06, Draft Ordinance Nos. 500 and 501, seconded by Commissioner Newland. All in favor. The motion carried unanimously.

- 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.](#)

Wally Huffman of Sun Valley Company provided background information regarding the proposed plat amendment. He explained that a portion of land to the west of the White Clouds subdivision was maintained and landscaped by Sun Valley Company. He explained that the HOA and Sun Valley Company decided to pursue replatting the White Clouds Townhomes parcel to include the subject portion of Sun Valley Company owned property. Huffman explained that Sun Valley Company and the HOA also agreed to eliminate easements adjacent to sublots 1 and 5.

Commissioner Newland asked how the plat amendment will affect the zoning and dimensional standards such as setback requirements. Community Development Director Jae Hill explained that the existing Multiple-Family Residential (RM-1) Zoning District does not prescribe setback requirements and noted that the subject building envelope does not change in size with this proposal.

Vice-Chairman Provonsha opened the public hearing. Hearing no public comment, he closed the public hearing.

**MOTION**

Commissioner Sherri Newland moved to recommend to the City Council approval of Plat Amendment (SUBPA) Application No. 2015-03 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, seconded by Commissioner John O'Connor. All in favor. The motion carried unanimously.

7. [Adjourn](#)

The meeting adjourned at 9:54 a.m.

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Jake Provonsha, Vice-Chairman

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Nancy Flannigan, City Clerk

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

**From:** Abby Rivin, CFM, Associate Planner  
**Meeting Date:** 19 January 2017

**ZONE MAP AMENDMENT (ZMA 2016-08)**

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

**LOCATION:** A Portion of Lot 28 Amended to White Clouds Townhomes

**ZONING DISTRICTS:** Rural Estate and Ranch (RA) Zoning District to the Multiple-Family Residential (RM-1) Zoning District

**REQUEST:** Approve the rezone of a 9,740 sq ft portion of Lot 28, *White Clouds, Corrected* amended to *White Clouds Townhomes* through Subdivision Plat Amendment Application No. SUBPA2015-03 from the Rural Estate and Ranch (RA) Zoning District to the Multiple-Family Residential (RM-1) Zoning District.

**ANALYSIS:** The applicant is seeking to rezone the subject property in order to satisfy Condition of Approval No. 1 for conditionally approved Subdivision Plat Amendment (SUBPA2015-03) to shift the boundary line separating Lots 27 & 28 in *White Clouds, Corrected* and shift the boundary line separating Lot 28 and the *White Clouds Townhomes* parcel. The Subdivision Plat Amendment (SUBPA2015-03) adds approximately .22 acres to the *White Clouds Townhomes* parcel from adjacent Lot 28 in order to facilitate a landscaping buffer and encroachment by one of the sublots on the common area in the townhomes. The Planning & Zoning Commission recommended conditional approval of SUBPA2015-03 to the City Council at the September 22<sup>nd</sup>, 2016 meeting. The City Council conditionally approved SUBPA 2015-03 at the December 15<sup>th</sup>, 2016 meeting. Condition of Approval No. 1 requires that:

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.*

The subject zoning map amendment will rezone a 9,740 sq ft portion of Lot 28 that will be added to White Clouds Townhomes Amended with Subdivision Plat Amendment (SUBPA2015-03). The RA zone allows for low density, residential estate houses, and incidental uses. The RM-1 zone provides for medium density, residential apartment, condominium, or townhouse dwellings, and incidental uses. The minimum lot size for a RM-1 lot is 20,000 sq ft. SUBPA2015-03 amends a 9,740 sq ft portion of Lot 28, *White Clouds, Corrected* to the *White Clouds Townhomes* parcel. The amended, multi-family *White Clouds Townhomes* parcel will be 122,072 sq ft, which conforms to the minimum lot size in the RM-1 Zone.

The *White Clouds Townhomes* parcel is developed and contains 12 townhome sublots. Lot 28 is currently undeveloped and consists primarily of native vegetation. The difference between the permitted and conditionally-permitted uses in the current and proposed zoning districts are as follows:

Use	RA	RM-1
Accessory uses	C	P
Dwellings, accessory	P	-
Dwellings, multiple-family	-	P
Dwellings, single-family	P	-
Dwellings, townhouse	-	P
Equestrian uses	C	-
Home occupations	P/C	P/C
Planned unit developments	C	C
Public service uses	C	C
Temporary uses	P	P
Timeshare units	-	C

**FINDINGS:** 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 zoning map amendment is consistent with the comprehensive plan as the subject 9,740 sq ft portion of Lot 28 will be amended to the existing White Clouds Townhomes parcel through SUBPA2015-03, which is designated as Medium Density Residential on the Future Land Use Map.**
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 Multiple-Family Residential (RM-1) Zoning District establishes a maximum density of 14 units per acre. The proposed zoning map amendment will expand the parcel by 9,740 sq ft and the existing development will be approximately 4 units per acre.**
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 zoning map amendment will not increase the density of development in the White Clouds Townhomes subdivision. No environmentally sensitive lands such as hillsides or riparian corridors exist on site.**
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 allow for a landscaping buffer and encroachment by one of the townhomes sublots on the common area. Any development impacts may be mitigated through the Design Review or Conditional Use Permit process. No additional townhouse sublots are proposed within the White Clouds Townhomes parcel and density remains the same with this proposal.**

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 rezone as density remains the same.**

**RECOMMENDATION:** Staff recommends approval of ZMA 2016-08 rezoning a 9,740 sq ft portion of Lot 28, White Clouds, Corrected amended to White Clouds Townhomes from the RA Zoning District to the RM-1 Zoning District.

**RECOMMENDED MOTION:** "I move to recommend approval to the City Council of Zone Map Amendment Application No. 2016-08."

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

**ATTACHMENTS:**

1. Draft Ordinance
2. Application Materials



31 that honors private property rights, is sensitive and complementary to adjacent properties, and respects the  
32 natural scenic setting and views”; and

33  
34 WHEREAS, the City Council finds that the zone map amendment will provide for multi-family residential uses  
35 including enhanced landscaping, which is permitted in, and appropriate for, the proposed RM-1 Zoning  
36 District; and

37  
38 WHEREAS, the City Council finds that the proposed rezone will have minimal impacts on the natural  
39 environment, as the site is not in proximity to any riparian habitat or hillsides; and

40  
41 WHEREAS, the City finds that the proposed amendment to the official zoning map will not detrimentally  
42 impact the health, safety, or welfare of the community as the change in zoning district will not change the  
43 density of the development or intensify use of the site; and

44  
45 WHEREAS, the City Council finds that no additional public facilities or services are necessary to serve the  
46 proposed use which necessitates the rezoning request;

47  
48 WHEREAS, the request to amend the zoning map has been considered at a duly-noticed public hearing by the  
49 Planning Commission on January 19<sup>th</sup>, 2017, and such rezone was unanimously recommended to the Council  
50 by the Commission;

51  
52 NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Sun Valley, Idaho, as follows:

53  
54 The Official Zoning Map of the City of Sun Valley shall be amended to show a change in zoning  
55 designation from the Rural Estate and Ranch (RA) Zoning District to the Multiple-Family Residential  
56 (RM-1) Zoning District for a portion of Lot 28, White Clouds, Corrected amended to White Clouds  
57 Townhomes as also shown on Exhibit A, a map attached to this ordinance.

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61 APPROVED BY THE SUN VALLEY CITY COUNCIL THIS 2<sup>nd</sup> DAY OF FEBRUARY, 2017.

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APPROVED:

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66 ATTEST:

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Peter Hendricks, Mayor

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City of Sun Valley

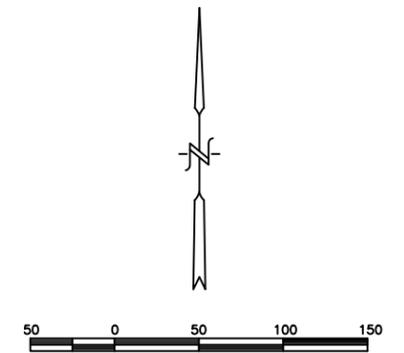
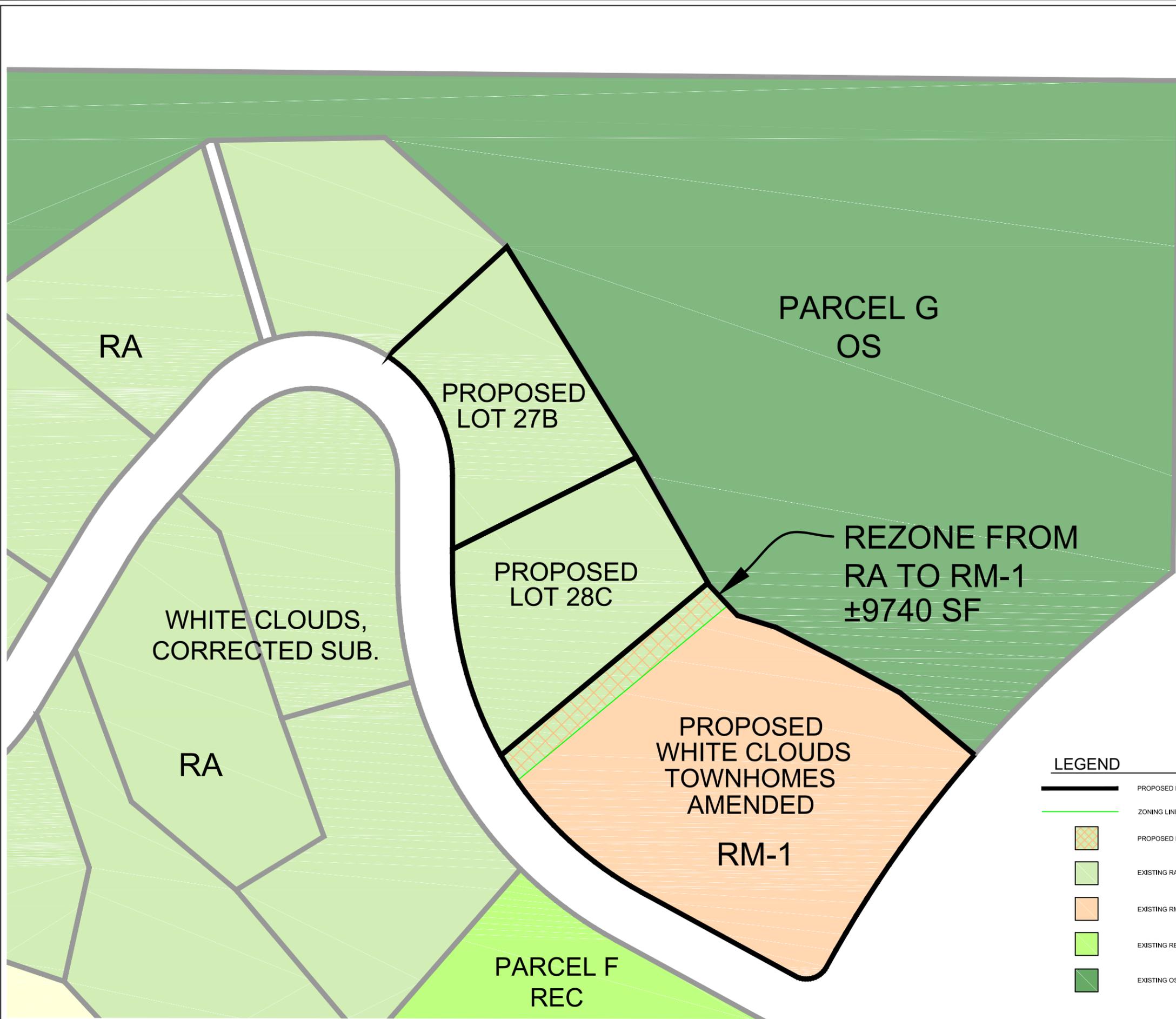
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70 Nancy Flannigan, City Clerk

71 City of Sun Valley

DRAFT



**LEGEND**

-  PROPOSED BOUNDARY
-  ZONING LINE ELIMINATED
-  PROPOSED RM-1 RE-ZONING
-  EXISTING RA ZONING
-  EXISTING RM-1 ZONING
-  EXISTING REC ZONING
-  EXISTING OS ZONING

ZONING MAP AMENDMENT  
 WHITE CLOUDS, CORRECTED SUB.

- A PORTION OF FORMER LOT 28B, WHITE CLOUDS, CORRECTED SUB.

PREPARED BY:  
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	<b>ZONING EXHIBIT</b>	
	<small>LOCATED WITHIN          SECTION 6, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,          CITY OF SUN VALLEY, BLAINE COUNTY, IDAHO</small>	
<small>PREPARED FOR : SUN VALLEY COMPANY</small>		
<small>PROJECT NO. 11180</small>	<small>DWG BY: JPG/CPL</small>	<small>ZONINGEXHIBIT.DWG</small>
<small>A ZONING EXHIBIT</small>	<small>DATE: NOVEMBER 2016</small>	<small>SHEET: 1 OF 1</small>