

Meeting Notes
2013 Comprehensive Plan Update Steering Committee Meeting
September 10, 2013

The 2013 Comprehensive Plan Update Steering Committee met at the Council Chambers at Sun Valley City Hall on September 10, 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, David Holmes, Nancy Humphrey, William Merizon, Peter Palmedo, Chuck Rumpf, Tim Silva, Cris Thiessen, and Liz Warrick

Also Present: Community Development Director Mark Hofman, Community Development Planning Technician and Associate Planner Isabel Lui, Karen Reinheimer, Lisa Stelck, Franz Suhadolnik, and Bob Youngman

Chairman's Opening Remarks

Opening the meeting, Chairman Peter Palmedo mentioned Steve Cannon had been appointed by the Mayor as a new member of the Committee. Chairman Palmedo said Cannon was not at the meeting yet but he attended the Town Hall meeting on August 14th.

Comments and Questions

Karen Reinheimer made a comment regarding one of the questions given to the public at the Town Hall meeting. She said the open space question also included trails as part of it. . She thought that some people may consider open hillsides different from ones that are trailed; for instance, coming over the hill into Sun Valley looking out at the golf course and trails up on the hill. She wondered if there may be some kind of distinction in a future question between what is open space and recreation, which is presently occurring in the rezone process.

Comment on Steering Committee Meeting Notes

Chairman Palmedo said that the June and July meeting notes were posted on the City's website. Mark Hofman added that the August Town Hall meeting notes were also available now. He encouraged everybody to review them and give comments.

What We Learnt from the August 14th Town Hall Meeting

Mark Hofman thanked the Committee for showing up at the Town Hall meeting. He said that he would have liked to see a higher rate of attendance. He emphasized that the meeting was heavily noticed and the awareness was very high. The results of the polling were posted on the City's website and are representative of the feedback from members of the City Council, Planning & Zoning Commission, Steering Committee and the public.

Chairman Palmedo suggested the Committee review what was learned first by the Committee before discussing the voting results.

Chuck Rumpf said that there was a lack of interest.

Peter Hendricks asked whether there was good attendance at a general meeting for the 2005 Comprehensive Plan Update when there was an absence of controversial issues on the agenda. Karen Reinheimer said that the first few meetings were not great. Hendricks came to the conclusion that the low turnout rate of the recent Town Hall meeting should not be surprising.

Mark Hofman said that he was not with the City during the 2005 Comprehensive Plan Update but is aware that there was a meeting at the Limelight room which was well attended. Hofman did not know what the meeting was about though he knew that it was not a public hearing meeting. He further added that in 2007 there was a meeting on the Gateway at Dollar Lodge which was also well attended. Karen Reinheimer said that back in January 2005 there were two land use meetings, one in the afternoon and another at 5:30 pm, both were well attended. Hendricks said that we may expect a higher turn out as meetings focus on specific land uses.

Isabel Lui said that based on the attendance sign in sheet she could identify 40 people who were new as participants to the Comprehensive Plan discussion, i.e. it was their first time showing up at a Comprehensive Plan meeting.

Mark Hofman talked about his experience with land use amendment applications. He said that almost every public hearing for large scale land use applications requires multiple meetings. Not until the Planning and Zoning Commission gets into fine detail, most of the time, there will be nobody in the audience. When it goes to City Council, where the key decision was going to be made, very often the room will be packed with people. Hofman said that two things were achieved through the initial Town Hall meeting. First, we got the word out and created a high awareness about the Comprehensive Plan Update, which is an ongoing process that may last for one or two years. Second, we obtained an initial snapshot of data available to the Steering Committee at a general level; this will be followed by another set of data offered by Survey Monkey or another Town Hall meeting. Everything from the Steering Committee will be available to the Planning & Zoning Commission and the City Council. We will have the accumulation of sentiment and feedback from the beginning of the update process to the final adoption of the Comprehensive Plan.

Tim Silva asked about the number of households in Sun Valley. Mark Hofman said it is 3,000 in general. If looking specifically at tax parcels, factoring out vacant and undeveloped land, it is around 2500 to 3000. Cris Thiessen said there are 1640 households in Elkhorn. He also said that there are 900 registered voters.

Nancy Humphrey pointed out that August was the height of the season. It is true that people were here but at the same time they were busy with other sort of activities and the Town Hall meeting was not their priority. She used the analogy of a football game where the last 15 minutes of the game garners the most attention, which is comparable to the time when the Comprehensive Plan goes to the City Council for adoption.

Chuck Rumpf said that the day when the Town Hall meeting was very smoky. He recognized the Committee had achieved getting the word out.

Cris Theissen said that the most interesting part of the meeting was the presence of the Sun Valley Company ownership and their comments. It gave a lot of encouragement to the audience when they heard that the Company was going to be owned by the Holding family for many years to come. The talk by Sun Valley Company owners also gave the audience a perspective about its position as a business owner and a major property owner in the City. David Holmes concurred and said the points made by Ross Matthew regarding Earl Holding, such as his being a wonderful steward of the land, generous to the community and the belief in individual property rights, are very important.

Peter Palmedo commended Liz Warrick for doing an outstanding job in publicizing the Town Hall meeting

Tim Silva said that it is more credible to have the Holdings speak to the issues instead of through their hired representatives. Silva said that the Holdings love this place and as Kathleen said they are here to stay for generations. It is for the same reason that Silva came to work for the Sun Valley Company. Silva pointed out the Holdings have the desire to maintain Sun Valley as a special place of incredible beauty. He said that their business approach to the Sun Valley Resort is very different from other businesses that he has worked for. Their decision making process involves the idea of long term stewardship of the property, which Silva does not think other resorts share.

Liz Warrick said that she hoped the Steering Committee had projected a feeling to the Holdings of being collaborative with the Sun Valley Resort. Tim Silva thanked Warrick and said it is important for the Holdings to stay involved throughout the process.

Chairman Palmedo asked the Committee if the meeting overall was representative of the community irrespective of the small number of participants.

Liz Warrick said that the Committee forgot to ask a few questions about business. As pointed out by a young man in the audience there was nothing to do after 10 o' clock at night. David Holmes added we should consider asking questions on future business environment potential.

Peter Hendricks pointed out there was a question about the most important issues facing the City of Sun Valley where the listed response issues were mostly of an environmental nature. He said there was no question on the economic vitality of the Wood River Valley, as brought up by an audience member, which is very valid and needs to be addressed. Chairman Palmedo said that it was a challenging process to put together the questions. He said that multiple revision attempts might have let the word "environmental" to be edited out.

Peter Hendricks further pointed out some of the answers to the questions showed dramatically skewed preferences. For example 71% responded for retaining the current character of the Gateway; 58% strongly agree that the City's planning efforts should foster an equal balance between a livable community for locals and a great destination resort. Hendricks said that it seems like on a number of issues there is a high level of consensus and if we pick that as a slice of the entire community, it should be one of the tenets that the Committee should look at in drafting the Comprehensive Plan. Hendricks also highlighted the question of the two most important reasons you live in the Sun Valley area, where 32% say recreation and another 32% say beautiful environment.

Nancy Humphrey said one of the difficulties on the question of economic vitality was that the Committee had tried very hard to make the questions Sun Valley specific as it is a Sun Valley Comprehensive Plan. However, looking around it is hard to identify any other source of economic viability besides the Sun Valley Company. Humphrey said a lot of entrepreneurs live in Sun Valley but they work in Ketchum. She suggested the Committee paying more attention to the wording on the economic strata; we should not isolate Sun Valley in the discussion of economic vitality.

Peter Hendricks brought the Committee's attention to the question about the internet. He said 70% participants strongly agree and agree that the City and community should support economic vitality by attracting new residents who choose to locate here for quality of life and can work remotely via the internet. He wondered if that was a mandate for looking into getting high speed internet for the City of Sun Valley.

Mark Hofman responded that the purpose of the internet question is to test the validity of the new draft goal "Support the Economic Vitality of Local Enterprises". According to the response, it is correct to add this new draft goal to the Comprehensive Plan Update. The challenge is to find the objectives and action items necessary to achieve this goal.

Peter Hendricks said through a conversation with the person who is in charge of the internet program in the City of Ketchum he came to learn about the ultra high speed internet installed in Chattanooga, Tennessee. He said the internet speed is a thousand times faster than that of the average speed within the State of Tennessee. The project is a collaboration between Google and the City government. Since the launch of the ultra high speed internet, Chattanooga experienced a large influx of businesses and people. Hendricks said that he had been to Chattanooga, Tennessee which was not as nice as Sun Valley, Idaho. He thought if the internet would be taken to a higher level some people would be attracted to relocate to Sun Valley because of the ultra speed internet access. Liz Warrick remarked that Chattanooga has a great aquarium, opera and symphony now. Hendricks said the ultra high speed internet is also available in small area of St. Louis. He suggested the Committee be creative and throw some ideas out to see whether they can be pursued.

Mark Hofman said that what had been done to date is that the goal “Support the Economic Vitality of Local Enterprises” has been added. In addition, Hofman said he tried to reach out to people who travel and do their work remotely and asked them what the local government could do to help make their lives easier. According to Hofman, there was not a lot of feedback on the question as he thought he was not reaching the right people. Hofman said he also talked with Centurylink and learned that the broadband is here in the in the main rights-of-way and in Ketchum. This will be included as one of the objectives in the Comprehensive Plan Update.

Cris Thiessen asked Hendricks for more information about the internet project in Chattanooga. Hendricks said that he would bring the article to share with the Committee next time.

Chairman Palmedo said the high speed internet issue presents an opportunity for regional cooperation together with a couple other issues. He said that Ketchum is far advanced into their technology task force and they have spoken to some companies.

Chuck Rumpf pointed out that another issue to be coordinated at a high level is the power coming to the Valley. He cited his concern of the power outage on Christmas Day several years ago. He said that the power outage shut down the whole Valley and raised people’s awareness on the huge safety issue. He suggested adopting a more proactive approach in offering better safety protection in case this happens again. Rumpf said that without electricity gas pumps do not work and without gas, electric generators do not work. According to Rumpf, the safety concern was so huge that Joe Yelda started to get more people, as many as 250, trained to qualify as amateur ham radio operators because he realized the importance of communications in a crisis like this.

David Holmes reiterated enticing families and businesses to the community to support the City’s long term viability should be one of the goals. He said that the Community School has a marketing task force in the west to bring residents to the area, stay in the resort, buy lift tickets, etc., but we need more families to feed the economy.

Peter Hendricks asked Holmes about the distribution of families from the new school enrollment this year. Holmes said that there were altogether 72 new students, 39 of them were from the valley, and the other 32 students were from 13 families outside the valley but he was not sure where they were from. Peter Hendricks said he asked a similar question at the last Sustain Blaine Economic Summit. He learned that there were 4 to 5 new businesses moving to the valley, however, none of the business people moved to Sun Valley; they moved to Ketchum or Hailey instead. He said that one of the business persons moved from Sun Valley to Warm Spring because his child’s friend lived there.

Nancy Humphrey asked how much impact the School and the Sun Valley Ski Academy have on the new enrollment. Holmes said that Harry Griffith of Sustain Blaine conducted an assessment on the subject. There were 52 companies, all of them were small, that moved here in the last 5 years. They moved here

because they loved the community and the beautiful environment. There were only 2-3 families that moved here because of the Ski Academy which they regarded as a great alternative education amenity.

Chairman Palmedo said that the results collected from the community outreach meeting are a good indication of what the core community thinks. He asked if there were any major issues that the Committee missed.

Mark Hofman replied no from the staff point of view. Hofman said very early in the process, the 2005 Comprehensive Plan was identified as a very good framework for which the update should be based on. He said that the feedback and lack of feedback in the summer outreach is supportive of this idea and that it is now time to go further into the tough areas that require detailed attention.

Liz Warrick asked if there was an aspect of marketing we should focus on that addressed what had been discussed. Nancy Humphrey added we have a wonderful place and a lot to offer, and the collaboration between Sun Valley Company and the community is our strength. However, these were not put forward to the outside world.

Mark Hofman said there were two new goals added to the Comprehensive Plan Update and relevant objectives and action items would be added later with consideration of whether they should be heightened to include more tools.

Cris Thiessen commented that a lot of time had been spent in the last 2-3 years in the Sun Valley City Council, City of Ketchum, and Chambers of Commerce discussing marketing of the area. He saw a lot of local news coverage but none of it touched on the things that the Committee talked about.

Mark Hofman said it is important to capture those things in the vision plan because a year from now when they discuss marketing, development applications and budget, having the structure, objectives and action items will bolster that discussion. He further pointed out that leaving an issue totally unspoken in the Comprehensive Plan and then addressing it in a year or two will be much harder.

Discussion of Voting Results

Mark Hofman went through the voting results of the Town Hall meeting with highlights of their implications.

Q1. Where do you live/stay when in the Sun Valley Area?

- 51% live/stay in SV-Elkhorn Valley, which is consistent with the actual population distribution in the Sun Valley Area.

Q2. Please indicate which of the following best describes you.

- 81% indicate they are full time resident and 63% indicate they are property owner.

Q3. How long have you been coming to Sun Valley?

- 58% have been coming to Sun Valley 31 years or more, implying that they are fairly knowledgeable audience. No one in the audience has been coming to Sun Valley for 3 years or less.

Q4. What are the two most important reasons you live in the Sun Valley area?

- 32% chose recreation, 32% chose beautiful environment and 16% chose small town/friendliness. The 2005 Comprehensive Plan has an extensive portion on preserving and protecting natural and scenic resources, the environment and open space. On the other hand, 0% chose good schools/educational opportunities. The results reflect the demographic of the area, i.e. most people here do not have kids.

Q5. Overall, how would you rate the vitality of the Sun Valley community?

- 15% rated very high, 42% rated high and 35% rated moderate. This indicates that people are generally optimistic or positive about the vitality of the Sun Valley community.

Q6. Please indicate the importance of the following issues to the Sun Valley community's vitality.

- Open space view corridors, wildlife habitat (19%) and airport service (19%) are the issues of the first tier of high importance. Thriving local economy (12%), recreation and trails (13%) and arts, culture, and special events (14%) are the issues of the second tier of importance. Focusing on these issues, the Committee has to ask whether these are represented by the principles and goals. In addition, action items have to be formulated to deal with these issues. On the other hand, diversity of housing (2%) and diverse educational opportunities (2%) are of the lowest priority.
- David Holmes said that we have to protect open space, view corridors and wildlife habitat and at the same time make airport service better, promote and foster a thriving local economy.
- Chairman Palmedo said he was surprised that airport service jumped out to that extent as an issue of high importance impacting the Sun Valley community's vitality. Chuck Rumpf said that last year 61% voted in support of the increase in LOT by 1% to support the expansion of air service. He said this was a good indication of people's concern over the issue. Bill Merizon said that airport service has a major impact on future growth and we will have a difficult time growing without any improvement made to the airport service. Cris Thiessen said that airport service is not a concern for local residents who can always drive to Twin Falls or Boise to take a plane, the problem is for visitors who come here for a week or two; they have difficulty in accessing Sun Valley by air conveniently. A few members concurred and said that they have families and friends who would like to come and visit Sun Valley but it is difficult for them because of the limitation of air service serving the area directly. Peter Hendricks remarked it may be for the same reason that Scott moved some of their operations away to Salt Lake City, because they cannot get their marketing people or vendors into Sun Valley.
- Chairman Palmedo said looking at the hierarchy of the Comprehensive Plan's goals and objectives, it did not come clear that airport service was an area as high in vitality as open space.
- Tim Silva brought the Committee to another question appearing later in the same survey: "What concerns you about Sun Valley's future? (priority rank your top THREE)" He said that air service came out with the highest percentage (24%) amongst all other concerns listed, which is consistent with the result from this question.
- Chairman Palmedo said if we are envisioning our community in the future to be better and more vital the evidence is there and we need to address the airport service issue as a higher priority, though we are not sure what we may do about it. Mark Hofman said that in the existing Comprehensive Plan Chapter I is the summary of resources and infrastructure. Each is a basic issue but nothing is expounded upon in action item detail. In addition, there are action items that support the objectives that talk about the airport, regionalization and marketing. His understanding is that when the window of opportunity comes up in the update support for the airport service should be made stronger.

Q7. The City's planning efforts should foster an equal balance between a livable community for locals and a great destination resort.

- A total of 83% indicate strongly agree (58%) and agree (25%) that the City's planning efforts should foster an equal balance between a livable community for locals and a great destination resort

Q.8 What two aspects of open space are most important to you? (priority rank your top TWO)

- Natural beauty, scenic quality (36%) and trails, hiking, biking (30%) stand out as two aspects of open space that are most important. Mark Hofman said they represent the current land uses allowed in the new Open Space Zoning District where essentially no structures are permitted. Uses range from passive recreation such as trails and benches, to active uses of trails for biking and hiking, to open

space seen as biological habitat preservation. This supports the Hillside Ordinance with some sort of limited active use. On the other hand, passive recreation, i.e. picnicking, place to take my dog and it defines the edge of town are very low in priority as aspects of open space.

Q.9 What do you think are the most important areas to focus on for updates to the Future Land Use Plans in the Comprehensive Plan Update? (priority rank your top THREE)

- Sun Valley Gateway (32%), Sun Valley Village/Commercial Core (19%) and Prospector Hill (18%) are rated as the three most important areas, which confirms the working position of the Committee's recommendation. Penny Hill (11%), which is part of the Gateway LUPA and Horseman's Center/Community School (11%) also stand out as important areas to focus on for updates to the Future Land Use Plans.
- Karen Reinheimer wondered if everyone knows that the White Clouds are the Gun Club, and that as the first LUPA to come in, she thinks it's very important. She said she has been researching the LUPA for the last two to two and a half months, and said that there were a couple of major studies done: a traffic study and there's a wealth of material there. She also said that the LUPA is reflective of a certain amount of hillside development: it is not entirely developed yet, but there's a fair amount of 25% grade in there. She hopes that as the Committee looks at these different areas in the future, the White Clouds/Gun Club will still be part of the process.

Q.10 The panoramic Elkhorn Saddle view corridor including Prospector Hill, Dollar Mountain and Sun Valley City Hall is an important community asset that deserves careful protection.

- A total of 82% answered strongly agree (71%) and agree (11%) which is expected. What came as a surprise is that there are people who disagree (5%) and strongly disagree (5%).
- Mark Hofman said it is a Land Use Planning Area and its development is subject to criteria such as open area preservation, Hillside Protection Ordinance, etc. as stipulated in the current Comprehensive Plan. As the Committee goes forward in discussing this Land Use Planning Area, in terms of the boundary and densities, this question shows the community supports the area as an important community asset that deserves careful protection.
- Karen Reinheimer addressed the Gun Club again and said, though it is master planned, a sizable portion – 27 plus acres – wasn't part of the PUD that came into the City of Sun Valley. She asked, if the LUPA designation leaves this parcel, what would then happen? She said that is a pretty sizable chunk of land – at 14 units per acre – which would be outside of the LUPA's framework which presently has specific designations for how many units are allowed in the parcel.
- Mark Hofman said if you keep the LUPA it stays in the LUPA, if you get rid of the LUPA boundary all of it leaves the LUPA. The area was master planned but there were a series of applications. It was not subdivided, it was rezoned and the Comprehensive Plan was implemented. It has not reached that stage of specificity, has not been subdivided and has no design review to date. The same applies whether it is in the LUPA or not.
- Karen Reinheimer said she had read the Master Plan and still has questions: she didn't see the allowed density numbers listed in the Master Plan. She also thinks this is an important issue because when this parcel was rezoned, the number of allowed units for this portion of land could have fit under 7 units per acre. So she doesn't know why the zoning doubled. And so there are questions here.

Q.11 Your vision for future land use planning on Prospector Hill includes which of the following? (priority rank your top TWO)

- Open area with wildlife corridor and other recreational uses (46%), single family homes on large lots (23%) and mix of single family homes and medium density (17%). Mark Hofman brought the Committee's attention to the distinction between current zoning and the Comprehensive Plan. He said that Prospector Hill LUPA is currently zoned as OR-1 while in the Comprehensive Plan there is

single family residential. Regardless of zoning, this question gives important feedback on the community's vision of land use in the area.

Q.12 Most of the Sun Valley "Gateway" is privately owned by the Sun Valley Company. The 2005 Sun Valley Comprehensive Plan includes open space and medium density residential development of both sides of Sun Valley Road. Would your community vision of the Future Land Use Plan for this area be: (select ONE)

- 71% answered retaining the current character of the Gateway in contrast to 3% that answered similar to 2005 Plan with less density. Mark Hofman said this is consistent with the general recognition of Gateway as a valuable asset that should be preserved and at the same time private property right need to be honored.

Q.13. Sun Valley should pursue a City bond issue and/or a combination public-private effort to do more to promote open space preservation and/or parks within the City. (select ONE)

- Strongly agree (40%) and agree (23%). Mark Hofman said that the easy part of this question is the community consensus of open space preservation in the Gateway and that the hard part is how to get the money for doing that. He said as we move forward to develop the concept some controversy will be expected. The intent of this question is to look at a different tool to resolve the issue.

Q.14 In regard to the City of Sun Valley's ownership and community use of the five-acre park parcel on Sun Valley Road, which do you feel is the best use?

- 56% answered periodic public event use and open area, 24% answered more events encouraged and open area. Hofman said the response supports the City's current usage of the five-acre park parcel. He said that he believes the City charges an application fee for the use of the parcel and very often users apply to the City Council for further financial assistance. Furthermore, the police and fire departments offer their service during the events through reimbursement agreements.

Q.15 What concerns you about Sun Valley's future? (priority rank your top THREE)

- Air service was ranked the highest (24%) amongst all other listed concerns, followed by change in the ownership of the Sun Valley Resort (18%) and development and impacts on open space/view corridors (17%). Chairman Palmedo said that after Kathleen Holding's statement, that the Holding family will own Sun Valley Company for generations to come, perhaps the concern over the change in the company's ownership would be reduced. Mark Hofman said that the change of ownership has been an expressed concern received over the last eight years while he has worked for the City of Sun Valley. It is important to have a Comprehensive Plan with a vision in place regardless of who owns the Resort.

Q.16 The City and community should support economic vitality by attracting new residents that choose to locate here for quality of life and can work remotely via the internet. (select ONE)

- Strongly agree (39%) and agree (31%). Mark Hofman said that this question is to collect feedback on the new draft goal of "Support the Economic Vitality of Local Enterprises". Tim Silva commented there was a significant percentage of people who answered neutral (16%), disagree (5%) and strongly disagree (10%) which echoed with the low percentage of people (7%) answering lack of economic vitality as one of their key concerns in another question. Isabel Lui said that the majority of the participants at the Town Hall meeting have been living here for more than 31 years. This group of people does not need to make a living in the area because they already have the money and this explains why economic vitality is not a concern to them. Lui also commented on the high percentage of concern over air services as a factor impacting economic vitality. She said that without expanded air services to bring in new visitors and investors, she projected the economic status of Sun Valley would stay pretty much the same.

Q.17 Please select the issues you think are the most important for the City of Sun Valley. (priority rank your top THREE)

- Hillside preservation (23%), water use and quality (19%), wildlife habitat preservation (16%) and wildfire prevention (12%). Mark Hofman said all the nine issues listed are in the 2005 Comprehensive Plan which receives a good level of support. The next step is to get the tools to make things better.

Q.18 Which of the following transportation amenities do you feel are important to pursue? (priority rank your top THREE)

Parking facilities (24%), more bike lanes and paths (22%), increased local and regional bus service (20%) and additional path/trail connections, gondola from SV Village to River Run (14%). Chairman Palmedo asked how high a priority is a gondola for the Sun Valley Company. Tim Silva said that the gondola is a game changer at the macro level. Looking at the capital investment and operating expenses involved, it is not realistic with the current situation to have the gondola connecting River Run with the Village Core. Silva viewed the gondola as part of the community infrastructure. He further pointed out the Resort is a big part of the equation in terms of economic vitality. The thought of having a high end stand alone hotel at River Run is self-competing with the Village Core. Silva said that not until the air service issue is resolved, would there be enough clientele to justify another hotel and the building of gondola for transportation. Mark Hofman said that irrespective of the current situation, the Comprehensive Plan should not preclude the possibility of gondola as a means of transportation.

Q.19 Sun Valley should strive to be a social, economic and educationally diverse community (select ONE)

- Strongly agree (38%) and agree (25%).

Q.20 Community housing in the north valley that is affordable to our workforce remains an issue that will be necessary to address in the future as the economy recovers. (select ONE)

- Strongly agree (37%) and agree (20%) and a significant percentage of neutral (12%), disagree (12%) and strongly disagree (19%). Mark Hofman said that in the 2005 Comprehensive Plan there is much policy on workforce housing. Back then, the Inclusionary and Linkage Ordinances required development to fulfill the need for workforce housing. The Inclusionary and Linkage Ordinances were rescinded because of the City of Sun Valley lawsuit and the lawsuit in McCall. Then the economy went downhill and the need went away to some degree. This is reflected in the BCHA list and demand for the inventory of community housing in Ketchum and the valley sank. However, it will come back in the future and the Steering Committee should amend the Comprehensive Plan accordingly. Some of the policy has to be deleted to reflect the court decisions and some new strategy and policy has to be put back.

Q.21 A guiding goal of the City of Sun Valley should be to foster and encourage citizen's interest in this very special Sun Valley community. (select ONE)

- Strongly agree (52%) and agree (23%). This question is for measuring the support for the new draft goal and the results confirm the validity of the goal.

Q.22 What qualities are most special to you about living in Sun Valley? (priority rank your top THREE)

- Beautiful environment (27%), the Sun Valley Resort (18%), trails, safe community/healthy values (14%) and open space, hillsides (13%).

Q.23 We can preserve the unique character of Sun Valley while adapting to the challenges and opportunities of the future. (select ONE)

- Strongly agree (54%) and agree (33%). The feedback shows that the Comprehensive Plan Update is on the right track.

Comments and Questions

History of Comprehensive Plan and its Evolution

Peter Hendricks asked how many Comprehensive Plans the City of Sun Valley has had. Mark Hofman said that in 1973 and 1974 a master plan was adopted and in 1978 a Comprehensive Plan was adopted to meet the new Idaho code. In 1994, there was a full scale Comprehensive Plan and the 2005 Comprehensive Plan compounded upon that.

Peter Hendricks further asked if there were any dramatic changes since the 1994 Comprehensive Plan. Chairman Palmedo said from his review of all the Comprehensive Plans the key shift in the nature of the Comprehensive Plan came in 2005 when land use development was addressed. Otherwise, all the Comprehensive Plans tend to reflect the same theme. The major theme is the concept of town development at the base of the valley with open space around it to keep things toward the core and residential builds out from there, which is traditional urban planning philosophy.

Zoning and Land Use Discussion on LUPAs of Major Concern

Nancy Humphrey said she reviewed the 1974 Comprehensive Plan and made a comparison between the vision and reality. What is now OR-1 at that time was OS-1, i.e. a change from Open Space to Outdoor Recreation. On the current zoning map, the Gateway and Prospector Hill are zoned OR-1. Our current Steering Committee has the option to leave these in place as what the last Steering Committee did since OR-1 exists now and is protected. She said that when the Holdings bought Sun Valley, they bought from Janss an entity that had multiple zoning including the condominiums that he had built and other parts yet to be developed because of the economy. These parts include the Pavilion parking lot, areas around Penny Hill and everything we see today with the exception of White Clouds, the Laundry and the Pavilion. Mark Hofman said the majority of land that we talked about with developability is currently zoned OR-1. The distinction between Open Space and OR-1 is that the latter is not open space protected. OR-1 is a zoning district that is not residential or commercial but you can build a sports stadium and a variety of other things. It is not protected open space.

Cris Thiessen asked what zoning White Clouds was in 1974 and 1995. Mark Hofman said it was zoned Outdoor Recreation on the zoning map, however not on the east side and not down where the old Gun Club was. The hillside and the upper part of the golf course were OR-1. Today it is Recreation and Open Space, with Residential down by the golf course in areas generally less than 25% slope and across the street. Actually, the toe of the slope is zoned Single Family and the Multi-Family is zoned on the flatter portion. The golf course is designed to be close to Trail Creek Road. It was not zoned Residential predominantly back then nor is it now.

Nancy Humphrey suggested having some legal advice to obtain more professional information in the process of discussing future land use planning.

Chairman Palmedo said that there is a consensus in the community to keep the open space they are used to at the Sun Valley entry while the company has stated in the past 10 years they would plan on developing these areas. That is the tension that the community has been living with. The purpose of the Comprehensive Plan is to plan for a desirable future outcome. The Steering Committee's task in the next few months is how to deal with this fundamental problem and get through it to satisfy most of the interests involved.

Tim Silva said the Resort Land Use Plan was put together by the Holdings with Design Workshop and is fundamentally different from the zoning map. It took zoning density that existed on the existing zoning map and spread it to areas that zoning might not have existed at all prior to 2004. This is where tension was created. The Resort struggled in where to put the density so that Sun Valley Company as a major land owner.

Nancy Humphrey said the Gateway and Prospector Hill are really the two areas of concern where density has to be addressed. .

Mark Hofman stated that the 2004 Sun Valley Company Master Plan was incorporated largely into the 2005 Comprehensive Plan. However, there is an absence of any new Sun Valley Company vision plan to be used for the 2014 Comprehensive Plan update.

Chairman Palmedo remarked that the Committee has to explore alternatives to address the density issue, such as bonds and Transferable Development Rights.

Tim Silva reminded the Committee, as it approaches the zoning density issue and spreading it around, there was an forum in the past at which Sun Valley Company dropped or down zoned the density significantly all the while not developing areas in the entitled zoning.

Liz Warrick asked what basis the Sun Valley Company used for planning. Tim Silva said the starting point for the 2004 Master Plan was the existing zoning map and its associated zoning density back then. Mark Hofman pointed out from some of the testimony in the 2005 public hearings there were two categories of land. First, it was the existing Zoning Ordinance showing the density on the map and moving the density around. Another category is the thousands of acres of OR-1 land that the Holdings have owned for years and have chosen not to develop. The Holdings viewed the OR-1 as a holding zone for density. The Holdings stated that they have chosen to be a good steward but it does not mean they are giving up their entitled development rights.

Karen Reinheimer said that she spent some time researching Sun Valley in the last few months. She said the fact that the Land Use map is different from the underlying zoning is supposedly a strong indicator of what the community wants. She said that the 2005 Comprehensive Plan Future Land Use map did not capture what the community wanted. She also plans to provide maps and supportive letters, etc., to the committee in the future. .

Mark Hofman gave some background about why the 2005 Comprehensive Plan captured the 2004 Vision Plan. He said a series of projects came through and instead of dealing with the applications on a piece meal basis, the City requested a master plan from Sun Valley Company for Sun Valley Company's long term plans. This is how the vision plan was generated. There was discussion of a grand deal, including reduced overall density and open space areas. Once the grand deal was in place in the Comprehensive Plan, it was expected Sun Valley Company would come in with a zoning application to rezone their property in accordance with the Comprehensive Plan and capture that balance or agreement on an ordinance level. However, the zoning map amendment application never came in. In 2011, there was an application for 12-15 amendments, again there was discussion on whether Sun Valley's vision could be captured into the community's vision in such a way that balance was achieved. It would then be agreeable to come in with a zoning map amendment that officially zoned hillsides as open space and give the development and density requested. The 2014 Comprehensive Plan should attempt to get that balance of open space versus density and they come in to rezone. If we get open space protection, the Sun Valley Company should get the same level of ordinance protection for density.

Bob Youngman gave a little bit of history about the last Comprehensive Plan amendments. He said that prior to action on amending the land use plan there was a community meeting at the City Hall garage to gather public input. Tension existed on the future land use of Gateway and Prospector that needed to be resolved with a compromise for both the community and the Sun Valley Company in order to move forward. If this is achieved, when the rezoning application comes in there will be no controversy.

Direction for Moving the Comprehensive Plan Update Forward

Tim Silva asked what the chance was of the current process delivering a future land use plan that would get more substance than the last one. He remarked our product should not be open to suggestion like the one in 2005. The kind of product we are looking at to deliver will be a map with LUPAs and various colors within the LUPAs. With these the Company can take steps to move those into zoning.

Mark Hofman said the Committee's task is to capture the vision and come up with a solution to all those issues and adopt a plan. He said he has faith this could happen and we need to come up with a process to achieve a plan that captures the balance of all entities concerned.

Chairman Palmedo stated that it is the Steering Committee's task to achieve the balance. With the Committee's current situation he suggested finding a respected and independent mediator, bringing everybody to the table to professionally guide this group through the process. He cited Idaho Smart Growth as an organization that can serve that purpose. He believes they are independent in their view of the issues and would help the Committee get through the difficult process. Chairman Palmedo further stated that he believes the Committee can get there since we have the desire to do it and we respect each other.

Nancy Humphrey, David Holmes and Cris Thiessen supported Chairman Palmedo's suggestion. Thiessen pointed out most people do not want anything in the Gateway and anything less than that is not regarded as a community vision by them. He said that most people do not understand private property rights as meaningful. The shortcoming of the last Comprehensive Plan Update is the failure to bridge this gap. Thiessen is optimistic that the Committee can succeed in closing this gap and reach a consensus with Sun Valley Company under professional guidance.

Peter Hendricks asked if the Sun Valley Company was not in agreement with what was written in the description of the future land use maps in the 2005 Comprehensive Plan. Lisa Stelck said Sun Valley Company agreed to most of it but not everything, in particular the LUPA discussion. Peter Hendricks concluded that the 2005 Comprehensive Plan by definition was the vision of the community. The community agreed to it until in 2011 Sun Valley Company came in to apply for amendment of the Comprehensive Plan which led to the meeting in the garage. Hendricks suggested the Committee put the issue forward to the community as far as a compromise is concerned. The Committee would ask Sun Valley Company what they want. It may perhaps be the same as 2011 or an update of their vision in 2013, and then we will have a basis for negotiation. If we use this old Comprehensive Plan as the basis for negotiation we are missing something. We have to ask what our priorities are. If the community wants zero building on Gateway we have to do something on the other side to trade for this. Hendricks supported bringing in a mediator to figure it out. Chuck Rumpf shared similar view as Hendricks in the approach of mediation.

Chairman Palmedo said the Steering Committee has the mandate to update the Comprehensive Plan. Any constituent having a concern over the 2005 Comprehensive Plan should put forward their questions directly to the Steering Committee for consideration.

Tim Silva said the 2004 Vision Plan is reflected in the 2005 Comprehensive Plan. Silva pointed out the Resort's overall master plan to date has not been updated since the 2004 Vision Plan. The 2004 Vision Plan stays as Sun Valley Company's current master plan.

Chairman Palmedo said there is a process which is used as a standard in land use planning in a situation like what we are facing. In this process a leader brings everybody together, represent their views and is inclusive to focus on the key issues and various alternatives. Bob Youngman said this process is called charrette.

Mark Hofman said that a charrette would gather attendees in small groups to discuss fine details. The purpose of the process is to enlist feedback and record it. We should find a consultant with that expertise to facilitate the process.

Chuck Rumpf suggested not conducting the online public survey at this point of time as more information may cause confusion.

Mark Hofman said the Committee had reached consensus that three land use planning areas are of major concern. Though the Core is not a major issue, the outcome of Gateway and Prospector will affect the Core. Chairman Palmedo asked if the Committee can get Sun Valley Company engaged in the process.

Tim Silva said that it depends on what is going to be discussed. He said he did not see any purpose of charetting the Village Core which is all red, has certain density associated with it, and has specific purpose of existing land use.

Engaging a Professional to Facilitate the Land Use Planning Discussion

Chairman Palmedo asked the Committee if we are interested in having a professional and independent mediator to facilitate the process. Nancy Humphrey showed concern about the availability of budget for the purpose.

Chuck Rumpf made the motion to engage a professional to help mediate for the next one to three meetings in regard to land use in the Gateway and Prospector and request funding from the City Council.

Mark Hofman added this professional should be independent, unbiased and knowledgeable. The approach of the discussion should start from being wide in perspective before getting into specifics. Chairman Palmedo said he would seek professional help first from Idaho Smart Growth and maybe a few other alternatives. As regarding the budget for this exercise, Chairman Palmedo expected it to be in the range of \$5,000 - \$10,000.

The motion was supported by a majority of the Committee.

Steve Cannon asked if the Sun Valley Company has a five year financial plan that projects where the company is going. He said that he saw a lot of development by Sun Valley Company and wondered what the return was on investment. Cannon was concerned about Sun Valley Company's financial health as many ski resorts went bankrupt. Chairman Palmedo said that Sun Valley Company is a private company and we have to respect what they do. Cris Thiessen said the track record of Sun Valley Company is self-explanatory and we did not need to worry about it. Mark Hofman stated that this is not development it is master planning. There is no development proposed per say, it is just what may be anticipated in the future.

Bob Youngman asked how much is left of the \$15,000 budget. Mark Hofman said the Committee started with \$16,000 as there was some carry forward in the Budget. As of August 31st, it was down to an estimated total of \$9,000 left. There is \$5,000 for the FY2014 Budget which is planned to be used for publication and printing of an adopted Comprehensive Plan.

Way Forward

Chairman Palmedo concluded the meeting and said that the next meeting is tentatively scheduled for October 8th and staff will coordinate with the Committee to confirm the exact meeting date.

Further Public Comments and Questions

Karen Reinheimer acknowledged that the Committee will be concentrating on the two most important LUPAs. She thinks, though, that when the committee begins to talk about density transfers, etc., they will need to look at all the LUPAs – so that they will be knowledgeable. She encouraged the Committee members to have an independent understanding of the underlying zoning and land use designations, so that they can go forward.

Adjourn

There being no other business, the meeting was adjourned at 6:10 p.m.