



**NOTICE OF PUBLIC HEARING - NOTICE IS HEREBY GIVEN** that the Sun Valley City Council will hold a public hearing on **Thursday, February 1st, 2024** at 4:00 p.m. in City Hall Council Chambers, 81 Elkhorn Road, Sun Valley, ID to hear comments from the public concerning the following items:

- 1. ZMA 2021-01 AND ORD 566:** A Zoning Map Amendment (rezone) application with development agreement, and accompanying rezoning ordinance, to rezone eight (8) parcels totaling approximately 38.9 acres in size from OR-1 (Open Recreation) and RA (Rural Estate) to the Open Space (OS), Recreation (REC), Public-Institution (PI), and Multiple-Family Residential (RM-1) zoning designations, consistent with the Future Land Use designations of the 2015 City of Sun Valley Comprehensive Plan. The following site areas are proposed: +/- 6.73 acres of RM-1 zoning, +/- 9.11 acres of REC zoning, +/- 6.46 acres of PI zoning, and +/-16.62 acres of OS zoning. Applicant: Community School, Inc. Location: 1 Arrowleaf Rd. (Sagewillow Campus Sub. Block 1 & 2), and Arrowleaf Subdivision, Parcel DD and lots 1-5 (200, 201, 203, 205 and 207 Arrowleaf Rd).

City Council held a public hearing on this application on Thursday, January 4<sup>th</sup>, 2024. During Council's deliberation on the matter Council directed changes to the draft Development Agreement that were deemed substantive in nature. As such, the hearing is being fully re-noticed for an additional hearing. All public comments submitted in writing and verbally for the prior hearing remain part of the record. In an effort to limit repetitiveness, it is kindly requested that new comments submitted in writing or given during the hearing focus on the new information included in the draft Development Agreement.

The revisions to the Development Agreement requested by Council include time period during which any housing (that may be built on the site in the future, if the rezone is approved) is required to be workforce housing. Council requests this requirement remain in effect in perpetuity. In this context, "workforce" eligibility would consist of any current, or near-term future or immediate past employee of the Community School and any other Blaine County resident working a specified number of hours per week for an entity based in the Wood River Valley that is qualified as "mission aligned" with the Community School. In turn, Council would consider removing the income eligibility and rental rate requirements from the Development Agreement. Lastly, the Council requests long-term rentals to "mission aligned" partners.

Other pertinent terms of Development Agreement remain unchanged. For example, the applicant continues to limit the number of potential housing units to 40. No changes to the conceptual plans indicating the locations of potential future residential buildings that the applicant may pursue building if the rezone is approved by City Council were directed. (And as was previously the case - although conceptual plans are included, approval of any building's final design would require a separate Design Review application. A Design Review application has not been submitted at this time.)

- 2. SUBPA 2022-02:** Amendments to a Plat Note and the Findings of Fact and Conclusions of Law and a Plat regarding a singular cupola exceeding a height of 6,057' above sea level. The applicant is now proposing two cupolas. Applicant: Morning Star Springs LLC. Location: 703 Morningstar Road; June Day Subdivision Lot 48.

The complete application submittal package is available for review upon request at [cdcounter@sunvalleyidaho.gov](mailto:cdcounter@sunvalleyidaho.gov). Direct comments/questions to the City of Sun Valley Community Development Dept., at PO Box 416, Sun Valley, ID 83353, or [cdcounter@sunvalleyidaho.gov](mailto:cdcounter@sunvalleyidaho.gov). Public comment may be submitted to the same mailing address and email address.

Please check the city website for the meeting agenda and staff report on or after Monday, January 29th, 2023: [www.sunvalleyidaho.gov](http://www.sunvalleyidaho.gov). Information for attending and participating in the meeting via Zoom will be included in the meeting agenda.