RESOLUTION NO. 78-1

A RESOLUTION OF THE CITY OF SUN VALLEY, IDAHO, ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF SUN VALLEY.

WHEREAS, After many months of study, meetings and information gathering, the Planning and Zoning Commission of the City of Sun Valley has prepared, proposed and recommended a comprehensive plan for the city of Sun Valley, Idaho; and

WHEREAS, Public hearings were held by the Planning and Zoning Commission after notice was given as required by law; and

WHEREAS, A public hearing was held by the City Council after notice was given as required by law.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUN VALLEY, IDAHO:

1. The comprehensive plan dated January 18, 1978, is hereby adopted as the comprehensive plan for the city of Sun Valley, Idaho.

2. All "master plans" or "comprehensive plans" by whatever terms designated are hereby rescinded, vacated and repealed.

Passed by the City Council and signed by the Mayor this 20th day of March, 1978.

MAYOR, City of Sun Valley, Idaho

ATTEST:

CITY CLERK

COMPREHENSIVE PLAN FOR THE

CITY OF SUN VALLEY

SECTION I

POPULATION -- ANALYSIS AND PROJECTIONS

A population forecast is fundamental to any comprehensive planning program because it is the anticipated number of people, whether permanent or seasonal, that establishes future land use and public facilities needs. Population growth is a direct result of economic growth. Since the purchase of Sun Valley by the Janss Corporation in 1964, the entire areas has experienced a positive economic growth, with a resultant increase in population.

In recent years a number of population projections for the Wood River Area and Blaine County have been made. While none of these studies has made specific projections for Sun Valley, they do provide a sense of scale for the magnitude of future growth related problems. It is clear from these projections that Sun Valley and the surrounding area will face a period of continued rapid growth, and that this growth will have a significant influence on the character of the community nd the need for additional municipal services.

Figure 1-1, which was adapted from the Blaine County prehensive Plan, shows the seasonable population and anent population of both Blaine County and the City of Sun

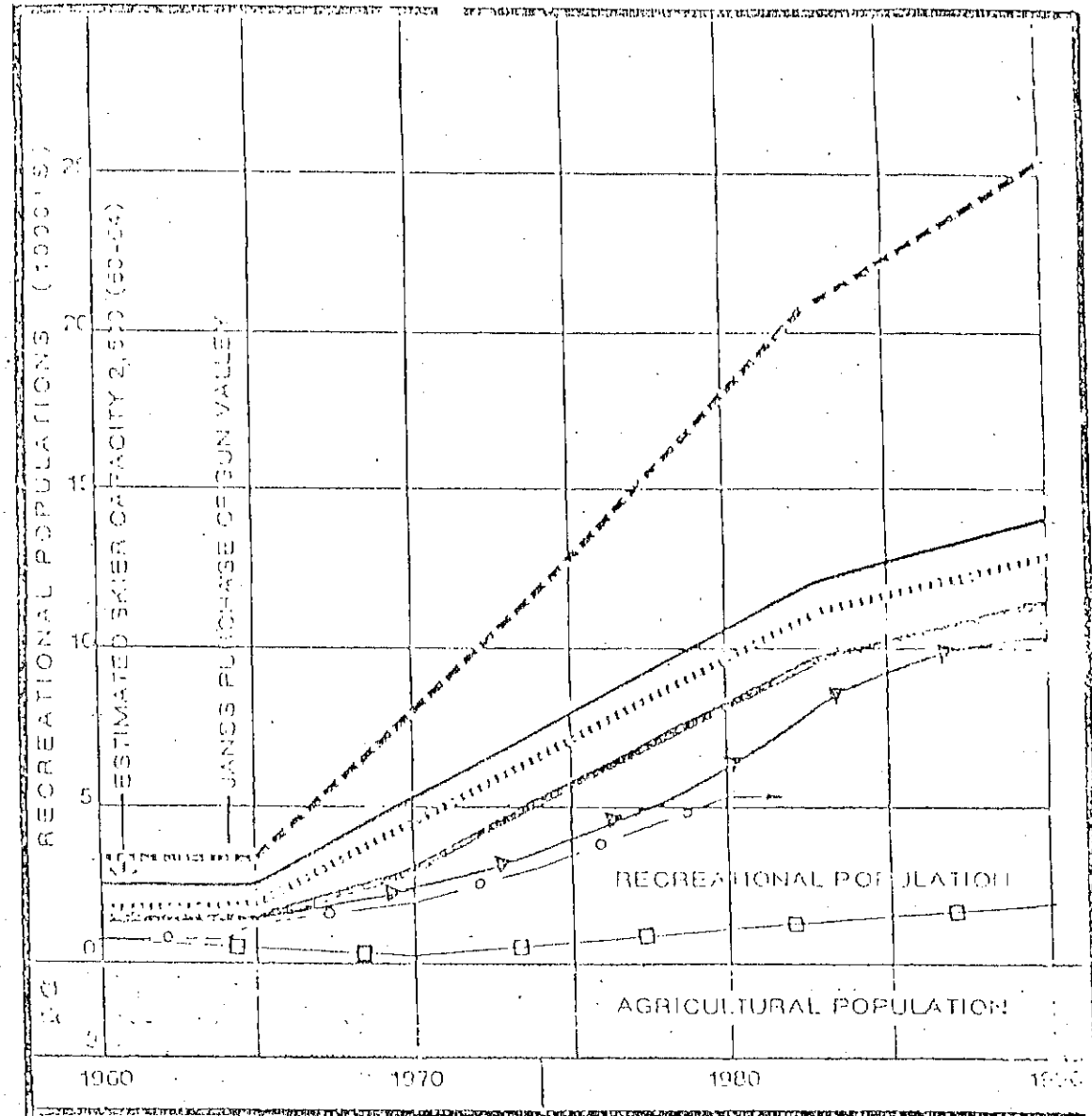
Valley increasing at a rapid rate until 1990, after which both should begin to level off and stablize. The seasonal population will be limited by the accommodations available within Sun Valley, and, in turn, these accommodations will be limited by the availability suitable building space. Sun Valley's "total" population should begin to level off at ten to twelve thousand people.

Figure 1-2 was adopted from the Ketchum Plan to show the seasonal fluctations in the population in the Sun Valley area. The development of more diversity in the economy may tend to flatten the curves somewhat, but ups and downs in the seasonal population are always to be expected at a destination resort.

It should be understood that these projections are intended to provide a sense of scale rather than to identify an exact number of people at any specific time. It is also likely that growth will not occur at an even, annual rate; rather, it will tend to expand and contract with the economy.

Because of the relatively small permanent base population and the difficulty in obtaining data on seasonal population, no attempt has been made to include characteristics such as age, sex and income.

FIGURE 1-1

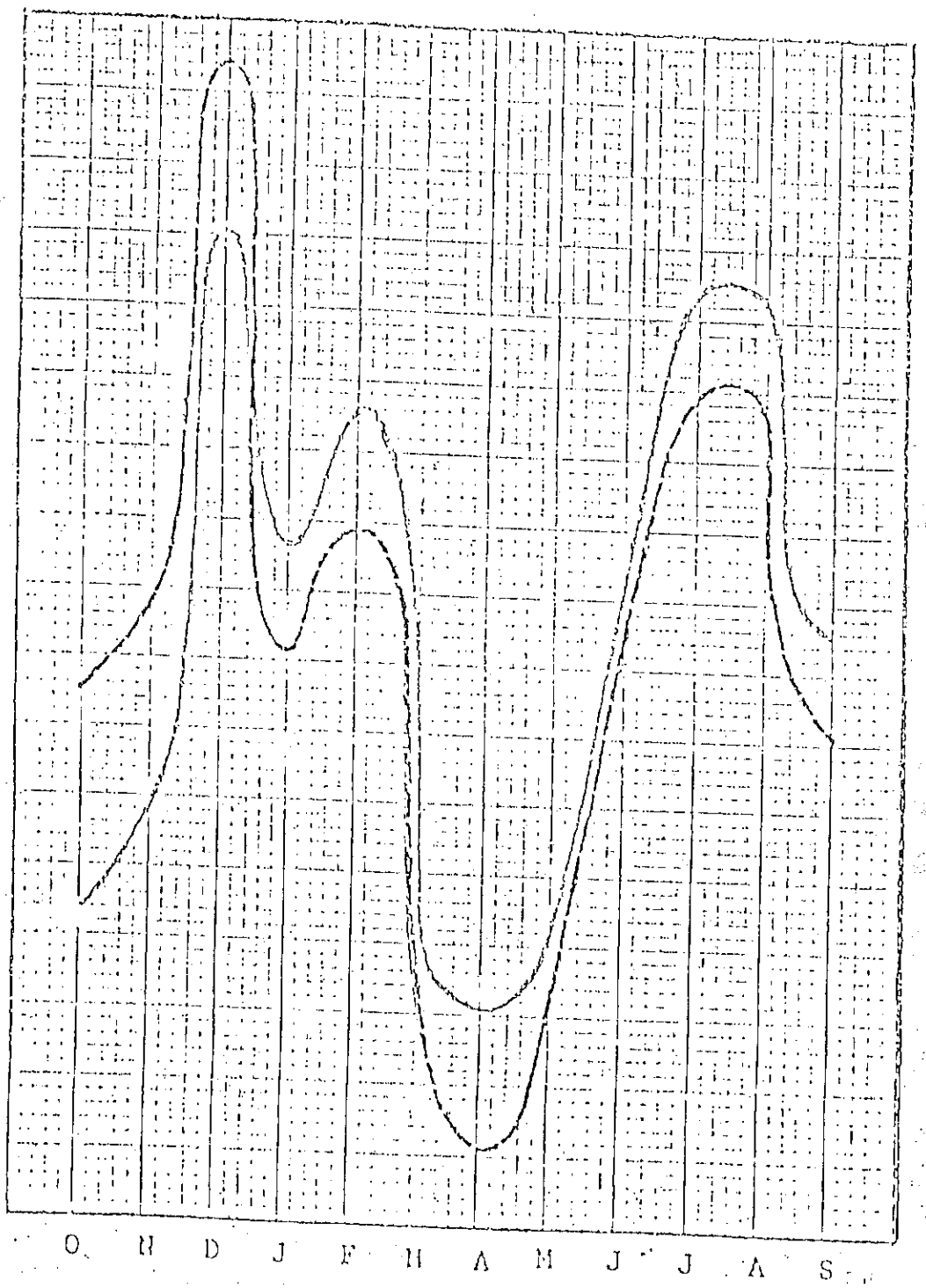


LEGEND:

- MAXIMUM SEASONAL AND PERMANENT POPULATION
- PROJECTED SKIER CAPACITY, TABLE 1
- ANTICIPATED MAXIMUM SEASONAL POPULATION
- PERMANENT POPULATION, FIGURE 5
- ACTUAL AVERAGE SKIERS/DAY
- AGRICULTURAL POPULATION
- *Sun Valley Seasonal Population (Summer-Winter High Average)*
- *Sun Valley Permanent Population*

FIGURE 1-2

KETCHUM AREA/SUN VALLEY



Source: Transitions - The Ketchum Plan, Peterson, 1975.

SECTION 2

ECONOMY

Surrounded by the scenic Sawtooth Mountains, Sun Valley is one of the best-known ski areas in the world. The famous powder snow, the spring sunshine and the apres-ski social life attract over 76,000 skier days annually. In the summertime, Sun Valley's location near such attractions as the Sawtooth National Recreation Area and the Craters of the Moon National Monument lure tourists to the city to supplement the growing convention business.

The economy of Sun Valley and Blaine County[1] is based largely upon the retail and service trades necessitated by tourists. This dependence does not make Sun Valley's economy uncommon, for destination resorts through the State share the same characteristic. What is unique about Sun Valley's economiy is its total independent from any manufacturing, agricultural, timbering or mining activities.

A second factor which gives uniqueness to the Sun Valley Economy is the high number of employees who commute to Sun Valley from the surrounding areas. In fact, so many Sun Valley employees live in Hailey, Ketchum and Bellevue that Sun Valley Corporation runs commuter buses from these cities to Sun Valley daily during the regular season. Like their urban

[1] 59 percent of Blaine County's income in 1974 was derived from the retail and service trades.

counterparts, these commuters live outside the city as a matter of economics. Unlike these counterparts, however, these commuters on the whole have substantially lower incomes than those who reside in or who visit Sun Valley proper.

This commuting labor force is a good indicator of the interdependence of the entire county. Sun Valley "borrows" labor from the surrounding area to provide services for its non-permanent population. Meanwhile, much of the county's population not actually employed by Sun Valley Corporation and Elkhorn works in the trade or service business generated by the tourists attracted to Sun Valley.

Because of this interdependence, ecnomic analysis of the area is difficult. What occurs in Sun Valley is difficult to separate from what occurs in Ketchum or even in Blaine County. For example, the major ski lifts operating on Mt. Baldy are owned by the Sun Valley Corporation but are located outside the city limits of Sun Valley. This interdependence is also evidenced by the magnitude of the employment by Sun Valley Corporation and Elkhorn.

The percentage of total county employment accounted for by these two major employers averages in the neighborhood of 25% as of the date of this document. Of further interest is the fact that currently these two employers combined are among the twenty-six businesses in Idaho to employ at least 500 people and are the only lodging service businesses so classified.

The uniqueness of Sun Valley's economic base lends both advantages and disadvantages for the city and especially for the area. While the national business cycles have little effect upon the tourist business, the seasonality of skiing and of conventioning introduces employment cycles within each year. Seasonality of employment is still a fact of life in the Sun Valley area although construction activity has currently lowered the high unemployment rates which have traditionally occurred each spring. Yet as the following chart shows, the amount of construction undertaken in Sun Valley can vary substantially from year to year, with no guarantee that more construction is occurring elsewhere in the county to take up the slack.

SUN VALLEY FIVE YEAR BUILDING ANALYSIS

Sun Valley	Living Quarters	Total Permits	New Residential	New Non-Residential	Act and Repair	Total Construction
9 Mos. 1977	82	85	$4,326,000	$8,000	$290,000	$4,659,000
1976	112	77	$5,489,000	$3,047,000	$420,900	$8,956,900
1975	8	32	640,000	783,000	79,000	1,502,500
1974	180	90	5,801,000	607,500	233,000	6,641,500
1973	N.A.	65	N.A.	N.A.	N.A.	3,927,000

While construction activity helps to stabilize the employment, it introduces into labor demand the effects of the national business cycle because of its dependence upon interest

rates and general business conditions, and therefore may be of limited affectiveness in stabilizing the seasons flucations in the area's economic base.

SECTION 3

LAND USE

3.1 Land Use: A General Analysis
3.2 Hazardous Areas
3.3 Public Facilities
3.4 Transportation
3.5 Special Sites

3.1 Land Use: A General Analysis

In 1967, the City of Sun Valley was incorporated as a city within legal jurisdiction of the State of Idaho. Ecompassed within the city limits are some 4,950 acres. This land is geographically broken into two valleys, Trail Creek Valley where Sun Valley Village is located and Elkhorn Valley, with Elkhorn Village.

Sun Valley is renowned as a quality resort, a pioneer in American ski areas and as a leader in the creation of high standard recreational and residential communities.

The preservation of the qualitative aspects of the City of Sun Valley requires a sensitive stewardship of the land as a basic resource. The essential ingredients of Sun Valley land use are the open space and recreation uses. Open space and recreation go hand in hand in Sun Valley. In essence, Sun Valley is a recreation village surrounded by open space.

Changing tastes and increasing leisure time have placed new demands upon Sun Valley and its surrounding environment. There is an ever-present need to change and grow with changing times, which must be directed and controlled so that the qualities that make Sun Valley desirable can be

preserved. The plan discussed herein outlines a proposed development scheme for the City of Sun Valley.

The intent of the plan is to preserve and reinforce the present Sun Valley and Elkhorn Village Centers with their multiple resort, recreational, commercial and civic uses, surrounded by close-in residential areas suitable for walking to the various recreation and entertainment facilities.

Insulating the remainder of the city from the concentrated, higher-density residential and commercial uses in the two main village centers will be surrounding areas dedicated primarily to open space, recreation facilities and single-family residential uses. Some multi-family development and even very limited commercial districts may be allowed in areas beyond a reasonable walking distance from the existing commercial center districts, but should be restricted in size and number so as not to detract from the open, outdoor atmosphere of the city by obstructing views, creating problems of traffic circulation and congestion, placing unreasonable demands upon the City for municipal services, or exposing the life or property of the citizens to potential harm from floods, avalanches, excessive traffic or similar dangers.

To assure continued emphasis on the open, recreational atmosphere of the city, building should be confined to the valley floors and lower slopes of the surrounding hillsides, leaving the skyline along the upper slopes and hilltops undeveloped and unobstructed. This sense

of openness should be further enhanced by providing protected open space along the highway seventy-five entrance to the city, and by the existing golf courses which meander around the perimeter of the existing central commercial districts.

It should be remembered that it is not the intent of the plan to make tomorrow's decisions today, but to make today's decisions with some regard for the quality of tomorrow.

The kind, location and distribution of land uses is a basic element of any plan. Although the public facilities and transportation sections are important and have been developed in concert with land use, their characteristics and magnitude are directly influenced by the future land use.

The location of different land use designations on the planning map was made on the basis of desired future population, existing development patterns, natural features and conditions and previous land use and zoning decisions made by the city and others.

If the character and quality of the City of Sun Valley are to be enhanced as growth occurs, it will require good development standards, respect for the natural environment, proper public facilities, and concern for the appearance of the total community. The future of the area depends on the decisions made now and the statements which follow are guidelines for the future land uses within the city:

1. The Village Commercial Centers: This is the focus of Apres Ski Recreation, convention activities, and resort life,

with shops, hotels, offices, community activities centers, and multiple family residential developments. This type of intense land use is present in both the Sun Valley Village core surrounding the Lodge and in the Elkhorn Village, and should remain essentially confined to those two locations.

GUIDELINES

a. Building heights should be limited in the village center area to protect the low key character of Sun Valley living. This would also protect the visual influence of "Baldy" and the surrounding hills. Development in either village center should maintain the compactness that is now existing.

b. Adequate and convenient parking should be provided for by the facilities generating the need. This parking should be required to locate on the periphery of shopping areas to provide for a separation of pedestrian and vehicular movements.

c. Intensive recreation uses such as tennis centers, swim centers, ice rinks, etc., are appropriate in the village centers.

d. Close-in residential uses above ground floor commercial shops should be permitted, to allow for a broader range of living accommodations as well as a wider economic grouping. These units would be

multi-story and could reach densities approximating 20 units to the acre. The commercial space at the ground floor level should create pedestrian shopping streets for convenient resort and restaurant uses.

2. Service commercial: A land use which will allow for some limited commercial development outside the existing village centers. Such uses might include real estate and professional offices, eating and drinking establishments, motels, dormitories, and convenience grocery markets. General retail establishments and other intensive commercial uses would be prohibited.

GUIDELINES

a. Commercial developments which abut residential uses should be subject to special setback, screening, lighting, height restrictions, signing provisions, access or other requirements necessary to make such commercial uses compatiable with adjacent areas.

b. These uses should be located on major or collector streets, preferably at or near in intersection with a similar street.

3. Residential area: A major objective of the plan is to establish residential areas that are safe, convenient and attractive, and which will provide for a range of residential life styles within the City.

GUIDELINES

a. RM-2 (High Density Multiple-Family): Areas close to the village centers should be higher density to put more people within walking distance of the commercial centers.

b. RM-1 (Medium Density Multiple-Family):

Multiple-family medium density areas encompass the popular condominium units that prevail throughout Sun Valley. These developments include the residential units, parking spaces, open areas, local recreation facilities and pedestrian and vehicular traffic systems. Multiple-family residential units should not exceed 20 units to the acre.

c. RS-2 (Cluster Single-Family): Are special areas designated on the plan where appropriate location and natural topography allow creation of a community of special cluster single-family houses. These houses would be designed in clusters of detached or attached units with common open spaces, parking areas, roads and pedestrian circulation systems, and would often include some local recreation facilities. These uses would be at a maximum density of 7 units to the acre.

d. RS-1 (Single-Family): Single-family uses include separate lots with one house placed upon each. Lot sizes and patterns would be similar to the existing

single-family areas in Sun Valley, and in no case would be permitted at a density exceeding three lots per acre.

e. RA (Rural estates): The rural estate is an area involving several acres for one homesite. Rural estates may allow the use of more rural road standards and septic tanks which are appropriate only in outlying reaches of the city. In particular, this use is appropriate for outlying sites within the city limits.

f. Supplemental guidelines: The following guidelines shall apply, in addition to those mentioned above, in all residential areas:

1. All residential developments should respect the physical characteristics of the site relating to soils, geology, erosion, flooding and natural vegetation.

2. In all residential areas, consideration should be given to designing areas for living rather than directing the major effort to a development which is simple and economical to build.

3. Hillside areas should be given special consideration in site design by both the developer and local regulations. Building sites, streets and other improvements should be designed and permitted in a manner which will

minimize excessive cuts and fills and other erosion-producing changes, such as the concentration of storm water runoff in inadequate facilities and inappropriate locations.

4. All on and off-site improvements in residential areas should add to the character and quality of the area as a place for people to live.

5. Street lighting should be considered in all new subdivisions, and street lights approved or required by the city should be installed at the time of development.

6. New techniques for providing adequate lighting, such as ornamental yard lights, should be considered as alternative or supplements to the normal street lights at intersections.

7. Street trees should be limited to those species which will add color and beauty to the community and which have root systems which do not interfere with underground utilities, curbs and sidewalks. Such trees should not be so located as to obstruct or hinder snow removal from adjoining streets or public rights-of-way.

8. All residential areas should include other amenities as development situations permit.

9. All nonresidential uses should recognize and respect the character and quality of the residential area in which they are located and be so designed. Any nonresidential use should be subject to special development standards in terms of setbacks, landscaping, sign regulations, building height and design.

10. In all residential zones flexibility should be encouraged to accommodate the comprehensive development of large tracts of land within the city in a manner which includes innovative mixtures of land use patterns which might not otherwise be permitted within a single zone. Care should be taken to assure that such mixed land uses will not conflict with or detract from permitted or existing uses of surrounding property, and to assure that any proposed land use mixture will provide adequately for open space, traffic circulation, necessary public facilities and amenities. Planned unit developments, permitted as a conditional use in one or more residential zones, presents one means of permitting flexibility and variety in land uses for a proposed large scale development within a single zoning district. Other approaches might also be considered.

4. Open space and recreation: The land use category which encompasses the largest land area and forms the framework for all other uses. In the City of Sun Valley these lands will remain primarily in open use such as visual open space, natural preservation areas, recreation uses including, but not limited to, golf, skiing, riding, hiking and nature study. These lands would predominately serve as a site for nonstructural uses. Certain kinds of structures or other improvements relating to recreation, such as stables, corrals, limited parking areas, courts, play fields, shelters or special recreation or cultural facilities might be appropriate, provided that these facilities were properly located and carefully constructed so as not to detract from the overall open space quality of these lands.

GUIDELINES

a. Bikeways, pedestrian ways and equestrian trails will be considered as both a circulation and recreation element in the plan.

b. The City of Sun Valley should assess all private recreational and open space facilities, and should negotiate the appropriate and necessary agreements to ensure their continuance.

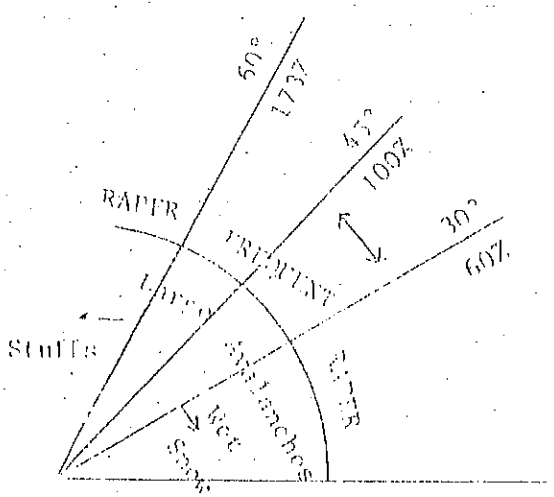
3.2 Hazardous Areas

Hazardous areas in Sun Valley are limited to avalanche chutes and the flood plain along Trail Creek.

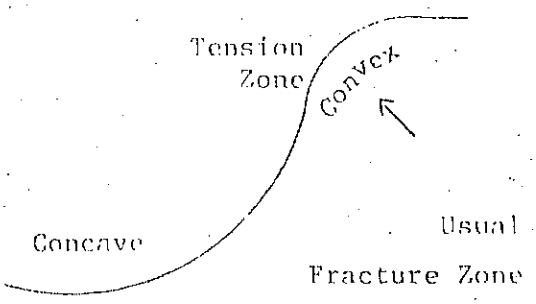
1. Avalanche Hazards

Several hillsides in the study area are subject to periodic avalanches. Development in avalanche-prone areas should be prohibited. In addition, any project which might increase the degree of avalanche hazard (e.g. - removal of vegetation or other developments) should be subject to special consideration. Specific areas which are prone to avalanche should be identified in connection with data supplied by the United States Forest Service. Until this is done the diagrams below indicate the general terrain factors which create avalanche situations.

Slope Steepness - Avalanches are most common slopes of 30 to 45 degrees (60 to 100 percent), but large avalanches do occur on slopes ranging from 25 to 60 degrees. The diagram below shows the slopes where avalanches are most common.



Slope Profile - Dangerous slab avalanches are more likely to occur on convex slopes, but may also occur on concave slopes. Short slopes may be as dangerous as long slopes!

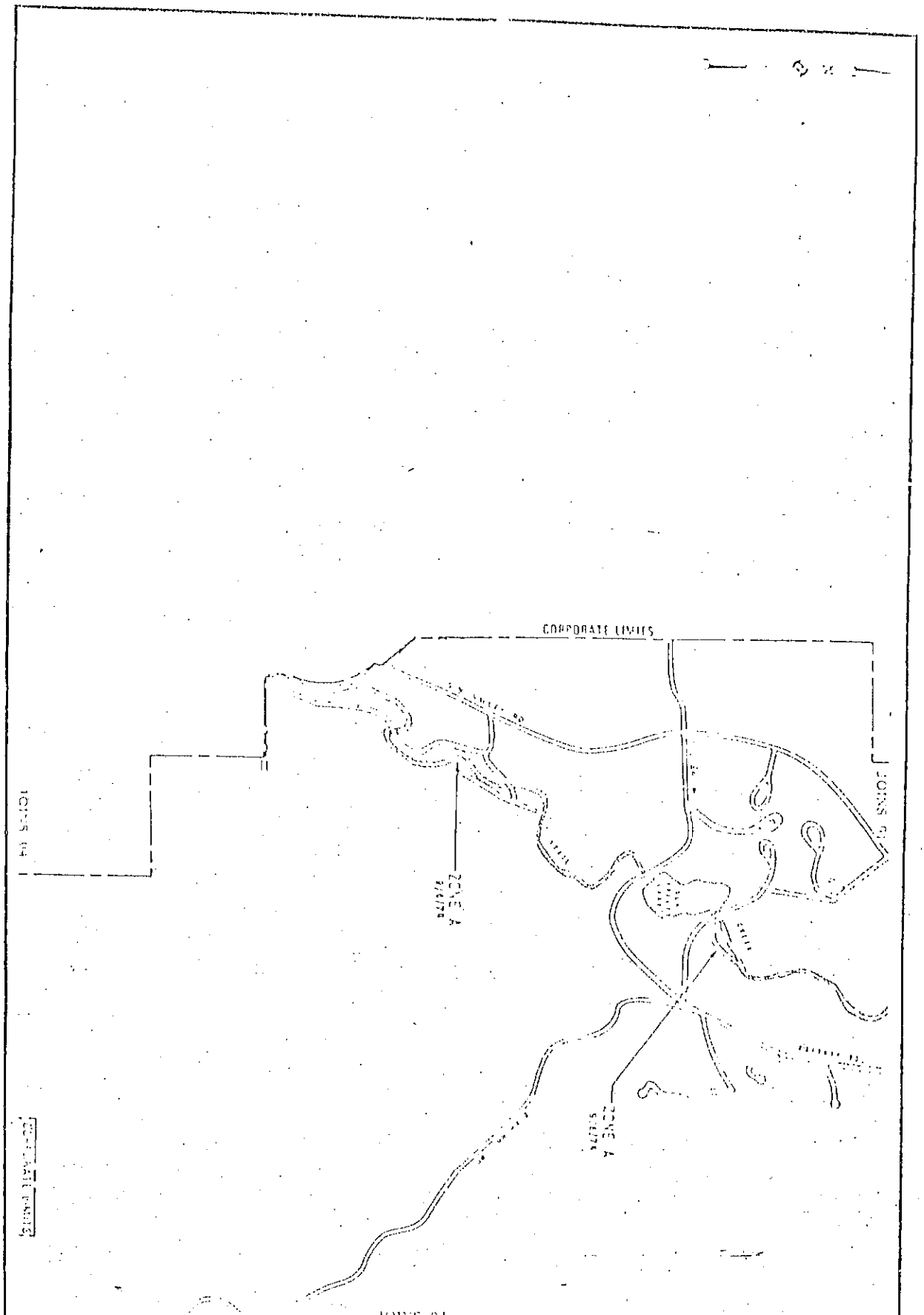


Slope Aspect - Snow on north-facing slopes is more likely to slide in midwinter. South-facing slopes are dangerous in the spring and on sunny days. Leeward slopes are dangerous because wind-deposited snows add depth and create hard, hollow-sounding wind slabs. Windward slopes, generally, have less snows and the snow is -- compacted, but usually strong enough to resist movement.

In addition to terrain factors, hillside vegetation, snow, wind conditions and other various factors affect avalanche potential. As a rule of thumb, the maximum runout dostamce at the base of a slide area is approximately one-half the vertical height of the action slide, but it can be much longer.

2. Flood Hazards

The areas along Trail Creek are subject to periodic flood inundation which occurs during spring runoff in late May and June. The City of Sun Valley should recognize the flood hazard boundaries as identified by the Flood Insurance Administration on their official maps. While the city cannot erase the existing development within the flood prone areas any new development should meet or exceed the requirement of the National Flood Insurance program.



02

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration
CITY OF SUN VALLEY, ID
(BLAINE CO.)

APPROXIMATE SCALE
500 0 1000 2000 3000 FEET

FLOOD HAZARD BOUNDARY MAP
SCALE 02

REP. REVISED

3.3 Public Facilities

Public Facilities -- are those improvements and uses which accommodate or provide various governmental services to the people of the community. These include public parks and open space, fire stations, police stations, city maintenance facilities, post office, city hall and hospital. Adequate public facilities are essential for the well being of urban living. In many ways, the quality of a city's public facilities expresses the community's opinion of itself.

ANTICIPATED PUBLIC FACILITY REQUIREMENTS

	EXISTING	REQUIREMENTS
Parks and Open Space	Adequate	Adequate
Hospital Beds	Adequate	Adequate
City Hall	Adequate	Adequate
Fire Station Trucks	One Three	Two Five
Police Station Facilities	One 400 Sq. ft.	One 800 Sq. ft.

Semi-public facilities are those uses which are privatey or institutionally owned and operated but which are normally available to the general public. Such uses include churches, day care centers and cultural facilities.

GUIDELINES

a. Because these uses are often located in or adjacnt to residential use, they should only be allowed after review of their plans showing setback, screening and lighting.

b. Construction should be given to locating such facilities within reasonable proximity to the areas which they are intended to serve.

c. Special consideration should be given to design of adequate parking facilities, including landscaping and circulation.

3.4 Transportation

No attempt has been made in this plan to undertake an exhaustive study of the major road and public transportation system within the city, and the provision immediately hereinafter consequently reflect only basic observations and proposals. It is the intention of the City to undertake additional study in this area at a future time.

The primary purpose of the street system is to provide a means whereby people, goods and services are linked together. This system is the interconnect between the various land uses and activities of Sun Valley.

The street and circulation system should provide for other means of movement than the automobile. Where appropriate, pedestrian and bicycle walks and trails should be

provided in street right-of-ways or along routes designed and developed for this purpose. New residential developments should consider providing pedestrian, bikeway and equestrian facilities. Standards for these facilities are suggested in the following guidelines:

GUIDELINES

a. Major or collector streets should be able to accommodate stops for mass transit vehicles.

b. Cul-de-sacs which end in a turn-around other than a circle may be considered as a reasonable design solution, particularly in hillside areas.

c. Special standards should be developed for hillside areas to avoid unnecessary scarring of hillsides.

d. Pedestrian and bicycle traffic should be physicially separated from vehicular traffic wherever possible.

e. Pedestrian trails, equestrian trails and bikeways should be designed in a manner which will make walking or cycling safe and interesting.

f. Wherever possible, right-of-ways for major streets and highways should be obtained as part of the development process.

g. Efforts should be made to acquire parts of rights-of-ways necessary for the correction of intersections, excessively sharp curves or to complete the continuity of alignment prior to development so that the cost of acquisition to the public will be minimized.

3.5 Special Areas and Sites

While the residents and frequent visitors to Sun Valley might argue that all of Sun Valley is a special site, this plan will only consider the Center for the Arts and Humanities, the Hemingway Memorial, the Harriman Cottage and the Trail Creek Lake area as special areas or sites.

The Sun Valley Center for the Arts and Humanities is a unique cultural and intellectual institution situated on approximately 5 wooded acres along Trail Creek. There are five buildings, each of which is an independent workshop for the various arts. Throughout the year the center conducts workshops in literature, dance, photography, ceramics and a host of other special seminars and conferences.

The Hemingway Memorial is a simple sculpture located between Trail Creek and the road to Trail Creek Cabin.

The Harriman Cottage was built in the 1930's for the Harriman family, and is a point of local interest. Trail Creek Lake, constructed in 1937, provides for boating and fishing near the lodge, and is an authentically pleasing feature of the community.

GUIDELINES

a. The planning and zoning commission should review all development proposals which would be adjacent to a special site or area to determine whether the development will be in conflict with that area or site.

b. With the exception of the center for the arts and humanities the special areas and sites should remain at their present scale and intensity of use. Additional proposals which might have an adverse impact on their local historical or aesthetic value should be discouraged by the planning and zoning commission.

SECTION 4

NATURAL RESOURCES

The unique recreational nature of Sun Valley is of course dependent upon an abundance of natural resource. The rugged terrain provides both a breathtaking setting for the two village commercial centers and excellent slopes and ridges for alpine and cross-country skiing, horseback riding, hiking and other outdoor activities. Indeed, in this respect, the very essence of Sun Valley is founded upon the natural resources of the area. In a narrower context, however, there are other, more specific natural resources which warrant vigilant protection and careful consideration in any scheme of land use or development control. Within the present city limits are such resources as ample water supplies of high quality, both from surface streams and subterranian sources, areas of interesting natural vegetation, including several Aspen groves, mineral deposits and abandoned mining claims. These resources should be protected from encroachment by developments which might detract from their present value or interest to the area.

GUIDELINES

1. Septic tanks and other sources of potential residential, commercial or industrial contaminants should not be permitted where they would threaten the present quality of water sources within the city.

2. Developments which would create distructions to stream flows or which involve major stream channel alterations should be discouraged.

3. Developers should be encouraged to incorporate existing trees, shrubs and other unique natural vegetation in subdivision and development plans.

4. Developments near or adjoining sites of particular natural or historic interest should be limited and controlled to assure compatibility.

SECTION 5

HOUSING

Since the founding of Sun Valley, all housing units constructed have been well above average quality in design, and material components, and well above the Idaho State average in cost. As the city matures the permanent population expands and stabilizes as hereinabove discussed, there will undoubtedly be an increased demand for single family units in a more modest price range to accommodate residents working and living here year around. Such housing should be welcomed, provided the well-established quality of design and construction are maintained.

Paralleling the increased demand for single-family units will be a continued strong demand for vacation units, particularly multi-family units.

GUIDELINES

1. Provide adequate areas zoned for single-family residences in a variety of locations within the city.
2. Retain careful architectural review controls of all residential developments to assure continued high standards of design and construction.

SECTION 6

COMMUNITY DESIGN

Since the inception of Sun Valley in the mind of Averell Harriman in the 1930's it has been influenced by European architecture and traditions. Although for Sun Valley's first thirty years in existence it was without question a destination winter resort, with tourists being housed at Sun Valley Lodge and later the Challenger Inn, the last ten years has seen the development of a more permanent population with accompanying services and community facilities. While the end of World War II saw a change in the outlook of Sun Valley, the major revolution for the area came in the 1960's. The Union Pacific Railroad sold Sun Valley to the Janss Corporation in late 1964 and the transition from destination winter resort, to winter/summer resort and vacation home community began. Even this dramatic change did not deter greatly from the Swiss and Austrian influences upon the design of Sun Valley. Compactness, privacy and quality architecture still prevailed throughout the community.

The Elkhorn development was greatly influenced by the Janss Corporation and is a direct product of Sun Valley's history. While Sun Valley developed gradually over a period of years, Elkhorn burst upon the scene in the 1970's as a three dimensional (winter resort, summer resort and residential) master planned community. The influence of Sun Valley can

clearly be seen in its compact Village center and the surrounding multi-story housing.

The second home character of Sun Valley shows a marked difference from the European design scheme of the central villages, but it blends well and it is hard to define where European ends and rustic begins.

The new rustic areas incorporate many of the main design schemes, i.e., steep pitched roofs, heavy timbers, shake roofs and natural exteriors of wood and stucco that dominate the village centers. This trend should continue where feasible.

The City of Sun Valley is an area of unique mountain beauty and seclusion. The primary visual characteristics of the two valleys comprising the City of Sun Valley are the upward and outward panoramas from the two villages, Sun Valley and Elkhorn. Due to the alpine desert climatic factors the natural vegetation is limited primarily to sagebrush, willows, dottings of aspen and wildflowers. The contours, textures, shapes and shadows ofthe surrounding hillsides and bluffs provide a sensitive backdrop for the dynamic vistas offered by Baldy Mountain and/or the Boulder Mountains from most vantage points in the city.

It is the common desire, intent and purpose to create a community in which such beauty and character are preserved, to enhance the desirability of living in or visiting Sun Valley

and to enhance the attractiveness, quality and value of continued ownership.

So that the Sun Valley aesthetic values may continue, the plan recommends a design review process to insure that the character of Sun Valley will not be lost by lack of proper attention to design and landscaping.

GUIDELINES

1. Since existing natural features, including topography, wildlife, vegetation and views of nearby and distant mountains are unique and provide aesthetic values in their present state, all activities during planning, construction and residence should be directed toward minimizing environmental disturbance. This concept would require that existing contours remain reasonably unchanged, that wildlife habitats and migration patterns not be unduly disturbed, and that one's desire to enhance his environs not adversely disturb another's natural surroundings. Care should be given to preserve the upward and outward views, and buildings should be designed and located in recognition of the desire of most residents and guests to have a view of Baldy Mountain and the Boulder Mountains.

2. In conformance with the "natural" concept, external materials selected for house and outbuilding construction should be compatible with surrounding natural areas and

the general character of the community. Buildings should modulate with the terrain and appear not to dominate or oppose natural surroundings.

3. Conserve the city's natural beauty, visual character and charm by insuring that structures and signs are properly related to their sites, and to surrounding sites and structures.

SECTION 7

IMPLEMENTATION

7. Implementation -- If the plan is to have any meaning, it must be implemented. Effectuation of a general plan is not an easy process and requires constant vigilance on the part of local government and citizens. It should be reviewed and up-dated as conditions require so that it remains a viable and useful tool for guiding growth and development. The various processes for implementing the plan are as closely interrelated as the elements of the plan itself.

A continuing effort should be made to keep the plan before the public as a basis for coordinated community action. The basic land use and economic data should be kept as current as possible so that it may be used by various interest groups in making development decisions.

Some techniques that a city or county may use to implement a comprehensive plan are as follows:

7.1 Zoning Ordinance: A zoning ordinance and map are among the most useful tools for carrying out the plan. The zoning map shows the location of districts in which residential, commercial and other related uses may be

located to form a compatible arrangement of land uses. The text of the ordinance establishes the conditions under which land may be used to create a stable land use development for a city or county.

7.2 Subdivision Ordinance: Subdivision regulations establish various standards for new subdivision development. An ordinance may require the subdivider, among other things, to grade and pave streets and install water and sewer lines in city or county specifications.

In essence, subdivision regulations protect prospective homeowners ensuring that they are not purchasing a substandard lot, have access to a street built to specifications and have adequate utilities installed. The regulations also seek to insure that a new subdivision will be an asset instead of a liability.

7.3 Future Acquisition Map: A future acquisitions map may be prepared and adopted designating land proposed for acquisition by a public agency. This does not represent a condemnation action. Lands designated for acquisition may include land for:

a. Streets, roads, other public ways or transportation facilities proposed for construction or alteration;

b. Proposed schools, libraries or other public buildings;

c. Proposed parks or other open spaces; or

d. Lands for other public purposes.

7.4 Standards: Section 67-6518, Idaho Code, provides that a city or county may adopt by zoning ordinance, subdivision ordinance, or separate ordinance, standards for such things as: building design; fence design; blocks, lots and tracts of land; yards, courts, greenbelts, planting strips, parks and other open spaces; streets; signs; parking spaces; road=ways, streets, lands, pathways, rights-of-way, grades, alignments and intersections; lighting; easements for public utilities; access to streams, lakes and viewpoints; water systems; sewer systems; storm drainage systems; street numbers and names; house numbers; schools; hospitals and other public and private development. Reasonable standards that are based on adopted goals and objectives and existing conditions will be upheld in court.

Adopted standards can be used by the planning commission in reviewing applications and by a developer in designing a project. The community benefits by improved appearance and the developer benefits by knowing what is expected of him.

7.5 Additional ordinances may in some cases deal with matters that might otherwise be treated by the zoning ordinance. Examples are the regulation of signs or community design. While these matters are commonly regulated by zoning, they may also be the subject of separate ordinances. Some cities or counties have separate ordinances dealing with fences, street trees, the storage of boats, vacation trailers, or similar matters that might also be covered, as an alternative, in the zoning ordinance.

There are obvious advantages in having all regulations of this type in a single ordinance. At the same time some matters, such as sign control, are fairly specialized. They require a great deal of study and consideration within the community and the regulations themselves may become quite detailed. In some cases they are controversial at the time of their adoption. Or they may be "afterthoughts"--and are more easily handled separately than by amending the zoning ordinance. These are all reasons why some types of regulation relating to planning may be the subject of a separate ordinance.

7.6 Capital improvement programming is another important process in the implementation of the general plan. Capital improvements are those public works or equipment items that are costly and that last a long time, so that

deciding when to schedule them and how to pay for them become more than routine considerations. Examples may range from the building of a new city hall or a sewer treatment plant to the purchase of a new fire truck.

A capital improvement is defined here as one that requires an expenditure of at least $15,000 and that has a useful life of at least ten years. Expenditures involving general upkeep or that recur from year to year are not considered capital improvements regardless of cost.

The purpose of the program is to provide an orderly procedure which will help to assure that each of the various improvements or major items of equipment is given it share of consideration. Enthusiasm may run high for a particular item--say a community center--when actually public health considerations may indicate that the replacement of an old sewer interceptor should have first priority.

The money can come from the general fund, but more likely it will come from one of a number of other sources: general obligation bonds, revenue bonds (in those cases where the improvement will generate revenue), service charges (commonly used to help finance the sewer system), special tax levies, special assessments, and assistance in

the form of grants from the State or Federal government. State and Federal programs of financial assistance available to local governments change from time to time, and it is important to keep up-to-date with the different aid programs.

The first step is to make up a list of needed capital items. These are then arranged in order of priority, according to how badly they are needed and according to the ability to pay for them.

Scheduling of capital items is spread over a period of time. Six years is the length of time commonly used, and is recommended here.

Items with the highest priority become a part of the first year's program and are recommended for inclusion in the budget. The rest of the schedule, representing items to be programmed later, is carried over for consideration in the following year.

The following criteria, recommended some years ago by the National Resources Planning Board, are helpful in determining the relative importance of proposed budget items:

1. Protection of life;
2. Maintenance of the public health;
3. Protection of property;
4. Conservation of resources;
5. Maintenance of physical property;
6. Provision of public services;
7. Replacement of obsolete facilities;
8. Reduction in operating costs;
9. Public convenience and comfort;
10. Reacreational value;
11. Economic value; and
12. Social, cultural, or aesthetic value.

SECTION 8

OFFICIAL PLANNING MAP

Prepared by separate document as an integral part of this Comprehensive Plan is an Official Planning Map, entitled Future Land Use Map, dated _____, 1977, which by this reference is incorporated herein as thought set out in full.

SECTION 9

AREAS OF CITY IMPACT

As it presently reads, Title 67, Chapter 65 of the Idaho Code provides for the identification of, and planning for, unincorporated areas beyond the limits of city, which is to be done cooperatively with the county and in some situations nearby cities. As of the date of this plan such impact areas have not been identified and consequently the city has not attempted to formulate guidelines for the development of such areas. The city intends to involve itself in the planning process cooperatively with Blaine County and the City of Ketchum at a future time.

SECTION 10

AMENDMENTS

Any person may petition the Planning and Zoning Commission in writing for an amendment to this Comprehensive Plan at any time. Upon receipt of such petition, the Planning and Zoning Commission shall set the matter for at least one public hearing at which all interested persons shall have an opportunity to be heard. At least fifteen days prior to the hearing, notice of the time and place of the hearing, and a summary of the proposed amendment or amendments to be considered shall be published in the official newspaper or paper of general circulation within the jurisdiction. The Commission shall also make the notice available to other papers, radio and television stations serving the jurisdiction, for use as a public service announcement. Following the hearing, the Commission shall recommend to the City Council that the proposed amendment or amendments be either adopted or rejected; provided, however, that the Commission may recommend adoption of amendments to the City Council not more frequently than once every six (6) months.

Upon receipt of a recommendation from the Planning and Zoning Commission that a proposed amendment or amendments be adopted or rejected, the City Council shall conduct at least one public hearing on the proposal using the same notice and hearing procedures as hereinabove required of the Planning and

Zoning Commission. Following the public hearing the City Council shall adopt or reject the proposed amendment or amendments.