STEERING COMMITTEE COMMENTS

(John Calvert)

(3/1/13)

Page i – "Vision" – with the population growth there is resultant encroachment of wildlife habitat available corridors to move within our City. To recognize this, the "Vision" statement should be amended so that the second sentence would read (italics for added provision): "Its pristine mountain and pastures, *wildlife and wildlife corridors and habitat,* clean air and clean water are highly valued."
Page ii – Update the dates to 2013 where appropriate.

Page ii – the reference to "citizen surveys, workshops, Town Hall and . . . "should be deleted unless such events are planned.

Page ii – Goal 1 should be modified to read: "Preserve and Protect Natural and Scenic Resources, the Environment, *wildlife habitat,* and Open Spaces."

Page iii – the references to 2005 need to be updated to 2013.

Page I-1 – the references to 2005 need to be updated to 2013.

Pages I-2 & I-3 & I-4 – the "Introduction," "Community Planning Strategies" and "Plan Preparation" economic situation needs to be updated to the circumstances of 2013.

Pages I-5 thru I-12 – need to be updated to 2013.

Page I-12 – the 6th bullet point should be modified to read: "Preservation and conservation of the surrounding *open spaces and* natural environment."

Page I-14 the first sentence of "Hillsides" should be modified to read: "Among the most notable characteristics of Sun Valley are it high, undeveloped sage and rock-covered hills, its ridgetops, ridgelines, knolls, saddles, *wildlife corridors,* and summits, and the natural, undeveloped skyline."

Pages I-19 thru I-21 – "Housing" – these pages need to be updated for current economic data.

Pages I-22 thru I-31- "Public Services, Facilities, And Utilities" – these pages need to be updated for current data.

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Pat McMahon

Water

The domestic and irrigation needs of Sun Valley are met primarily by the Sun Valley Water & Sewer District (District). The District's water supply is provided by ten groundwater wells. Six wells are located along Trail Creek and provide water for the Sun Valley Village and most properties located in the Trail Creek Drainage. Four additional wells are located near the Big Wood River and supply water to the Elkhorn area, St. Luke's Hospital, and McHanville. A fifth well along the Big Wood has been assigned a water right and will be developed in the near future. Currently the District is capable of producing 11 million gallons per day (m.g.d.). Daily usage runs from 1.5 m.g.d. in the winter to 8.9 mgd during irrigation season. Average demands on the water system are between 2.3 and 2.4 m.g.d., and are driven by seasonal population peaks. The incorporated area of the City of Sun Valley accounts for 95% of the District's usage. The remaining 5% is delivered to unincorporated Blaine County parcels. The City of Ketchum provides domestic and irrigation waters for the Weyyakin subdivision.

The Sun Valley Resort has surface water rights on Trail Creek, which are used to irrigate the White Cloud Nine, the Trail Creek Golf Course, and the majority of the Sun Valley Village.

The District is in the design and construction phase of a new system to deliver reuse water from the Wastewater Treatment Plant to the Elkhorn Golf Course. This system, when operational in 2014, will relieve demand on the domestic water system, and remove the wastewater flow from the Big Wood River.

District facilities, both water and sewer, are designed to accommodate build out of the City of Sun Valley. The future price of irrigation water will be driven by the Idaho Department of Water Resources Conjunctive Management, and the cost of mitigation to senior water right holders.

Wastewater Treatment

Located on River Ranch Road, The Ketchum / Sun Valley Wastewater Treatment Plant is jointly owned by the District and the City of Ketchum. The City of Ketchum operates the plant, with capital costs shared equally, and expense costs determined by metered flows from each entity.
Sun Valley is currently responsible for 48% of the average daily 1.6 m.g.d. flow. Wastewater flows during peak high season can reach 2.3 m.g.d. The Treatment Plant is designed for a peak capacity of 7.5 m.g.d., and an average annual flow of 4.0 m.g.d.. The Treatment Plant has the capacity to provide for projected influent loads and flows for the next 20 years.

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Comments on SV Comprehensive Plan –C. Thiessen

Vision – No comment

Executive Summary – Should really be reviewed/rewritten after the plan is updated.

Pg. ii – Are we planning to prepare citizen surveys, hold town hall meetings and workshops, etc.?

Pg. iii – need to discuss future land use planning areas and delete/add area(s) as appropriate.

Overview and Framework

Pg. I-2 – need to discuss and update principal goals

Pg. I-6 – need to rewrite first three para.

Pg. I-7, 8- need update

Pg. I-9 – should check to see if 2010 forecasts were accurate.

Pg. I-10 – 1st and 3rd para. Need to be rewritten

Pg. I 12, 13 – This section encompasses key elements of a dynamic, growing community. However, the reality is that the city of SV has little ability to influence key factors such as affordable housing, new 5-star hotels, ease of access i.e. airport improvements, etc.

We must spend time on these issues.

Pg. I-15 – I question whether any workforce housing section is warranted as land cost and court decisions concerning taxing new construction/modifications have severely limited the ability of the city of SV to affect this issue.

Pg. I-23 – are the facts given in the 3rd para. True?

Pg. I-24 – again, we need to discuss use of 5-acre parcel.

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Pg. I-26 – Need to discuss the proposed second transmission line to the north valley.

Pg. I-28 – Need a complete update of the bus transportation section.

Pg. I-29 – update transportation corridor section. Other than Mountain Rides, I don't foresee any other alternate modes of transportation.

Pg. I-30 – rewrite Air Travel section.

Obviously, the entire Overview and Framework Section will need to be fact checked and word-smithed. We might look at shortening the write-up.

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Isabel Lui

From: Susan Tucker [poona4fun@gmail.com]
Sent: Monday, March 11, 2013 2:01 PM
To: Isabel Lui
Subject: Vision statement: Susan Tucker

Vision statement:

Scenic beauty and sense of community make Sun Valley a highly desirable place to live, work, play and visit. Its pristine mountains, pastures, clean air and clean waters are highly valued and protected. Development in Sun Valley respects and complements the natural setting and preserves its historic authenticity. Sun Valley remains home to a diverse and engaged community that hosts a prominent and internationally recognized year round resort and a residential sports academy. It enjoys economic and environmental sustainability, successful regional partnerships, social, cultural and educational richness creating a unique character and quality of life.

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Isabel Lui

From: Susan Tucker [poona4fun@gmail.com]
Sent: Monday, March 11, 2013 2:03 PM
To: Isabel Lui
Subject: Executive Summary: susan Tucker

Executive Summary:

Goal 3: Maintain Social,Economic,and Educational Diversity…..

Goal 4: Promote Development That is Context-Sensitive, Complementary too Adjacent Properties and Maintains Natural Scenic Setting and Views.

Goal 5: … Encourages Non-Motorized Transportation that reduces Congestion...

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Isabel Lui

From: Susan Tucker [poona4fun@gmail.com]
Sent: Monday, March 11, 2013 2:01 PM
To: Isabel Lui
Subject: Situational Analysis: Susan Tucker

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Situational Analysis:
1-5 - 1-8: Update statistical data as needed.

1-8 through 1-13 Pop. and Demog. forecast:
In light of change in economy this section needs to be updated with this in mind.

1-14 through 1-18 Hillsides: last line = Completion of hillside mapping…attributes, their natural view corridors and to prevent vegetation loss and destabilization

Visual Features and Open Space: Do Not allow changes to this section that weakens this.
Where does the ordinance called for here stand?

Climate and Air Quality: WHat id the status of current IDEQ evaluation?

Water Resources: Has City of Sv established a "management plan and protection measures" for all waterways and watersheds?

Wetlands: Current City of SV protection plan for these???

Wildlife Habitat: Has C of SV updated wildlife habitat maps? Current relationship with land management agencies to preserve open spaces? WHat are these agencies, both public and private?

Wildfire Hazard: Codes updates?

1-19 through 1-21 Housing: Update real numbers and 2-25 forecast as appropriate given new building by SV Co, and private applications for permits, and TCS.
Is the largest growth still for year-round owners?

Workforce Housing: Is affordable housing still defined as no more than 30% of income? Update statistics as appropriate in this section. Is the % SV Co provides still at 40%?

1-22 Water:
Is Elkhorn golf course on new irrigation system for using water from waste treatment? Is SV golf course on this also, planning to be if not on similar system?
1-23 Wastewater Treatmen: What is state of enhanced plant's capacity? Ok for next 10 years or longer?

Solid Waste Management… Some language in this section encouraging regional planning to bring businesses to area that could use recycled materials? Ex: a glass plant that would melt and reused glass recycled..

Public Safety:

Update given Ketchum/C of SV sharing of resources for fire/police. Status of placement of new substation along Trail Creek Road as needed?

1-24 - 1-25 City Facilities:

Update info on Elkhorn gold course ownership.

Schools: Need to update TCS section to include future residential living aspects.

Utilities: Status of towers in city limits?

1-28 Parking: Has C of SV developed parking plan for roadside parking? Areas being impacted as volume of use grows. Ex: SV summer Symphony, Dog walkers parking in neighborhoods.

1-30 Transportation Corridors: last paragraph - add stronger language about support for proposed gondola from SV Resort to Ketchum town center and to River Run.

Air Travel: UPdate given state of regional board membership and ongoing planning process for airport.

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Sun Valley 2005 Comprehensive Plan Comments – Executive Summary and Section 1
Tim Silva
Sun Valley Resort
March 9, 2013

Pageiii **Executive Summary**

"...fundamental principle inherent in planning for next ten years... managing significant growth"

Comment: The reality is there has not been significant growth since this plan was approved. Population declined in Sun Valley between 2000 and 2010, as did taxable values and Local Option Tax revenues. An important issue for the Comprehensive Plan update process will be to produce a plan which contributes to economic health in the local economy.

Page I-6 Population **and Demographics**

"Sun Valley's population is a growing...community"

Comment: The facts would suggest this assumption needs to be revisited.

Page I-9 **Population and Demographic Forecast**

Table II." *Forecast % Growth 2000-2010 for Blaine County – 23%"*

Comment: The actual growth rate for Blaine County was half the predicted rate

Page I-10 Table III. *"Sun Valley Population – 2010 1,867"*

Comment: The actual 2010 population figure of 1,406 was significantly less than forecast

Page I-26 **Public Services, Facilities and Utilities**

Comment: The vulnerability of the current power transmission system into the Wood River Valley was dramatically demonstrated during Christmas 2009. Idaho Power has proposed a number of improvements to the transmission lines serving the Wood River Valley and a redundant line serving the substations in Sun Valley. The comprehensive plan update should be cognizant of this need.

Page I-29 Transportation

Comment: Delete reference to Sun Valley Resort operating its own skier bus system. The Resort partners with Mountain Rides to provide regularly scheduled bus service between Warm Springs, River Run, Dollar and the Sun Valley Village. The Resort also participates in the Mountain Rides Vanpool Program to provide ride-sharing among employees commuting from outlying communities.

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Isabel Lui

From: John Carver [jscarver3@gmail.com]
Sent: Wednesday, March 13, 2013 6:04 PM
To: Isabel Lui
Subject: 2005 Comp. Plan (first 31 pages)

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Isabel,

I'm sorry to be late in sending you these comments on the 2005 Plan but here they are for what they are worth:

Vision Statement:

It's hard for me to see anything fundamentally wrong with this statement thought I have to wonder how economically sustainable Sun Valley is or ever will be without the Holding's strong financial support. The entire Wood River Valley (and Sun Valley) is severely limited for consistent economic growth until the issues limiting reliable, expanded air service to the area are addressed.

Executive Summary:

Goal #3: Within Sun Valley there is very little Social and Economic diversity as I see it and even less so over the last 10 years. An update of some of the tables and charts reflecting population, income levels and other demographics in this area will be very interesting to review during this 10 year planning process.

Goal #6: To encourage non-motorized transportation will require serious improvements and repairs need to be made to the existing bike paths as well as an expansion to the existing trail network.

Goal #7: A few partnerships come to mind that Sun Valley could do a better job in: the Joint Marketing Alliance with Ketchum and Hailey and the Fly Sun Valley Alliance.

Overview and Framework:

Pages I-2&3: I think Elkhorn Springs (including the golf facility and restaurant, the former general store and restaurant) and the Elkhorn Golf Course could use a serious shot in the arm to ensure the continued vibrancy envisioned in the 2005 plan. Course usage is about 1/4 of that at the Sun Valley course which is crazy. I don't think enough focus is put on Sun Valley as a summertime golf destination featuring all 45 holes available. Since Sun Valley now owns and operates all of the courses here there should be seamless promotion and marketing to visitors and locals to enjoy both the Sun Valley and Elkhorn courses and everything else this beautiful area has to offer.

Page I-8: The 2005 Population and Demographic Forecast needs to be rewritten and seriously reviewed in respect to a 10 year plan going forward.
Obviously the world is a different place then it was in 2005. Even here in Sun Valley.

Page I-10: What is currently driving our local economy? Not construction or real estate sales and I would guess that tourism is not what it was 10 years ago. The White Clouds development is the biggest thing to happen to the construction business (other than a few big houses) in a long time. While things in these areas may be improving somewhat recently, the economy here is still pretty depressed. Sun Valley may be evolving more and more into just a retirement community for the wealthy rather than a destination resort for families, conventions and outdoor activity buffs.

Page I-12&13: Is the Sun Valley Village even relevant anymore?
Other than a couple of old hotels that offer quaintness and a kind of run down village, the Pavilion (and the new Konditorei) is the only great thing to happen there in years. What's going to happen when some of the new 5 star hotels finally get built in Ketchum? How is Sun Valley going to compete with other destination mountain resorts in light of changing demographics, limited air accessibility, a struggling economy and a fragmented marketing effort with our community partners?

John S. Carver
"wine enthusiast"
PO Box 2403
Sun Valley, ID 83353
Cell: 206-919-4611

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Isabel Lui

From: Peter Hendricks [pmh236@aol.com]
Sent: Wednesday, March 13, 2013 8:59 AM
To: Isabel Lui
Cc: Mark Hofman
Subject: Re: Reminder: Comment on the First 31 Pages of 2005 Comprehensive Plan

Hi Isabel,

I have read through the Comp Plan a few times and have very little comment on the sections we'll address at the meeting on March 19th. However a few points:

- On a number of the topics, the 2005 Update Plan suggests that the City should consider changes and updates (e.g. page I-16 Wetlands 'The City should update City Maps to meet current federal regulations...'). There are other suggestions such as the one cited throughout Section I. Have these been accomplished?
- I know that the statistics will be updated regarding Population and Demographics. I believe the current numbers will be influential to our thinking on later topics. I would ask that we get the updates as soon as possible.
- The Sun Valley Resort Master Plan was revised in December 2004 according to the booklet provided to us. Have there been any changes since then? Is it possible to get any documentation regarding the 19 or so variances that the Company filed last year?

There are a number of small points that I have questions about and wonder if it is possible to meet with you or Mark to discuss briefly (more background than anything)

Thanks for your help.

Peter

Peter Hendricks
pmh236@aol.com
818 599 2131

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CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT

-----Original Message-----
From: Isabel Lui <ilui@svidaho.org>
Sent: Tue, Mar 5, 2013 9:38 am
Subject: Reminder: Comment on the First 31 Pages of 2005 Comprehensive Plan