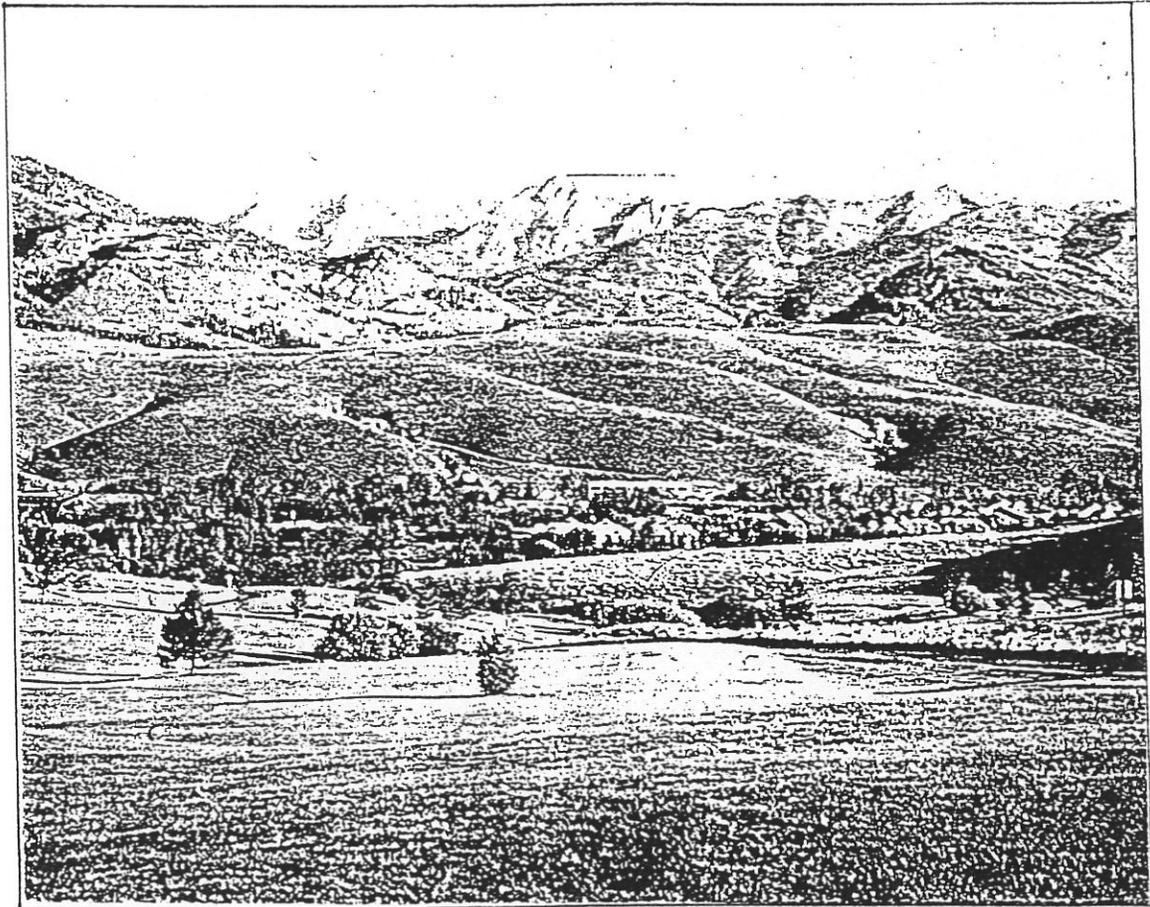


CITY OF SUN VALLEY

Comprehensive Plan Update



**AMENDED
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BY ORDINANCE NO. 272**

Prepared For:

City of Sun Valley
P.O. Box 416
Sun Valley, Idaho 83353
208/622-4438

Prepared By:

Design Workshop, Inc.
120 East Main Street
Aspen, Colorado 81611
303/925-8354

and

Alan Richman Planning Services
P.O. Box 3613
Aspen, Colorado 81612
303/920-1125

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I. PLANNING PROCESS OVERVIEW

A. The Need for a New Comprehensive Plan

The **Comprehensive Plan for the City of Sun Valley** was adopted on March 20, 1978. Since that time, the City has conducted a transportation study (1982) and a Trails Plan (1983) and has participated in many planning studies completed for Blaine County. The Comprehensive Plan, however, has not been thoroughly re-evaluated since its adoption.

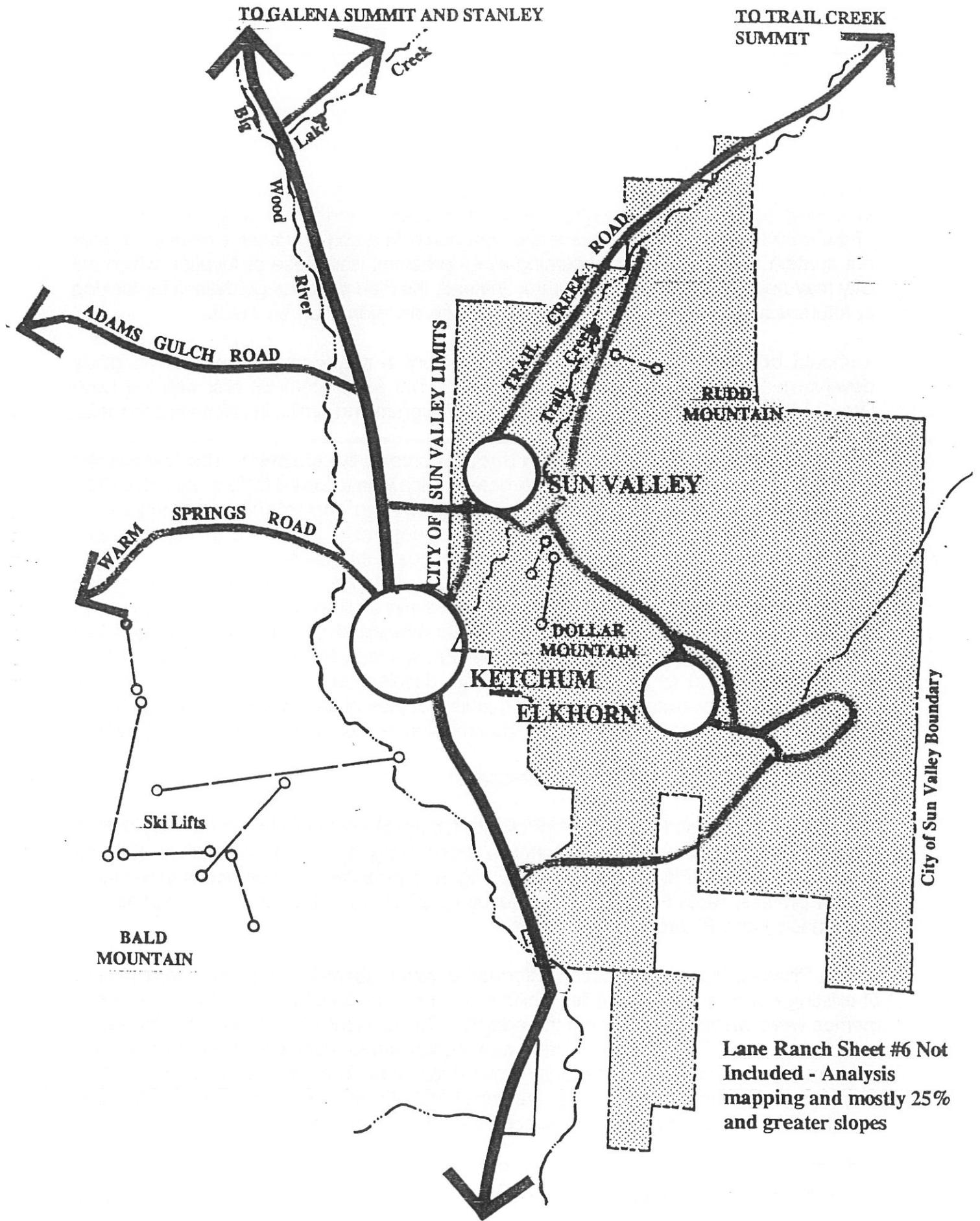
The City's Zoning Ordinance was originally adopted by Ordinance 121, on July 31, 1978, while the City's Subdivision Regulations were adopted by Ordinance 126, on March 5, 1979. While revisions to both the Zoning Ordinance and Subdivision Regulations have been adopted to address specific issues and administrative concerns, a thorough re-evaluation of the City's land use regulations has not occurred since their initial adoption.

It has been more than ten years since the Comprehensive Plan and initial land use ordinances were adopted. During this time, the City has been making the transition from its role as primarily a destination resort to that of a resort community. Significant growth in and diversification of the resident and visitor population and the year-round economy has occurred. The changing population has needs for public facilities and different types of land development, creating impacts on the transportation network, the housing market and the visual quality and natural character of the area. One purpose of the **Sun Valley Comprehensive Plan Update** is to steer this development in a manner which creates the greatest benefit for the residents of and visitors to Sun Valley. This requires an evaluation of existing conditions and an understanding of future development potential to insure that the valued character of the area is preserved as new development occurs.

To fully understand all of the issues which currently face the City, it is also important to recognize the locational context of the City in relation to other communities of the Big Wood River Valley, including Ketchum, Hailey and Blaine County. Certain facilities and services, such as State Highway 75, the Community Hospital, schools, recreational facilities, a performing arts center, and resident-oriented retail opportunities serve several communities and may be best addressed in a regional context. Map 1 illustrates the City's corporate boundaries and locates Sun Valley in relation to nearby communities.

For any plan to be an effective guide to decision making, it should be based on an analysis of current conditions and trends and reflect the current visions and concerns of decision makers and residents of the community. For this reason, the State of Idaho requires cities and counties to regularly review and update their adopted comprehensive plans. The State also requires consistency between the Plan and the regulations which implement its recommendations.

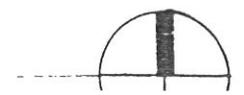
In recognition of these factors, at the beginning of 1991, the City of Sun Valley initiated a process by which the **Comprehensive Plan for the City of Sun Valley** and its



Map 1

REGIONAL CONNECTIVITY PLAN

TO HAILEY



implementing regulations could be re-evaluated and updated, as necessary. The **Sun Valley Comprehensive Plan Update** presents the analysis, community goal statements and policy decisions which emerged from this public planning process. It is intended to serve as the long term, comprehensive guide to remaining development in Sun Valley.

The **Sun Valley Comprehensive Plan Update** creates a general framework to be used in making decisions about the physical, social, economic and environmental development of the community. While it looks at the community in a comprehensive manner, it does not contain specific details concerning every problem, issue, use or location which the City may need to address in the future. Instead, the Plan provides guidelines for looking at future issues and a context in which land use decisions can be made.

It should be understood that the Plan is advisory in nature and is intended to guide development, rather than strictly controlling it. The actual controls rest with the Land Development Code, the Capital Improvements Program and similar implementation tools.

The **Sun Valley Comprehensive Plan Update** contains five chapters. This first chapter provides an overview of the planning process which was followed to formulate this Plan. Chapter II summarizes the **City of Sun Valley Planning and Regulatory Analysis**, an existing conditions report and issues analysis document produced in March, 1991. Chapter III presents five community planning goals formulated by the City Council, Planning Commission and members of the public. Chapter IV summarizes the analysis and recommendations regarding land use, community facilities, circulation and employee housing. Finally, Chapter V presents the recommended action plan, organized into immediate, short term and long term actions. Actions include changes to the City's zone district map and to its land use regulations, development of parks and community facilities and improvements to roads and trails. Copies of the Resolutions adopting the Plan by the City Council and Planning Commission are found in the Plan's Appendix.

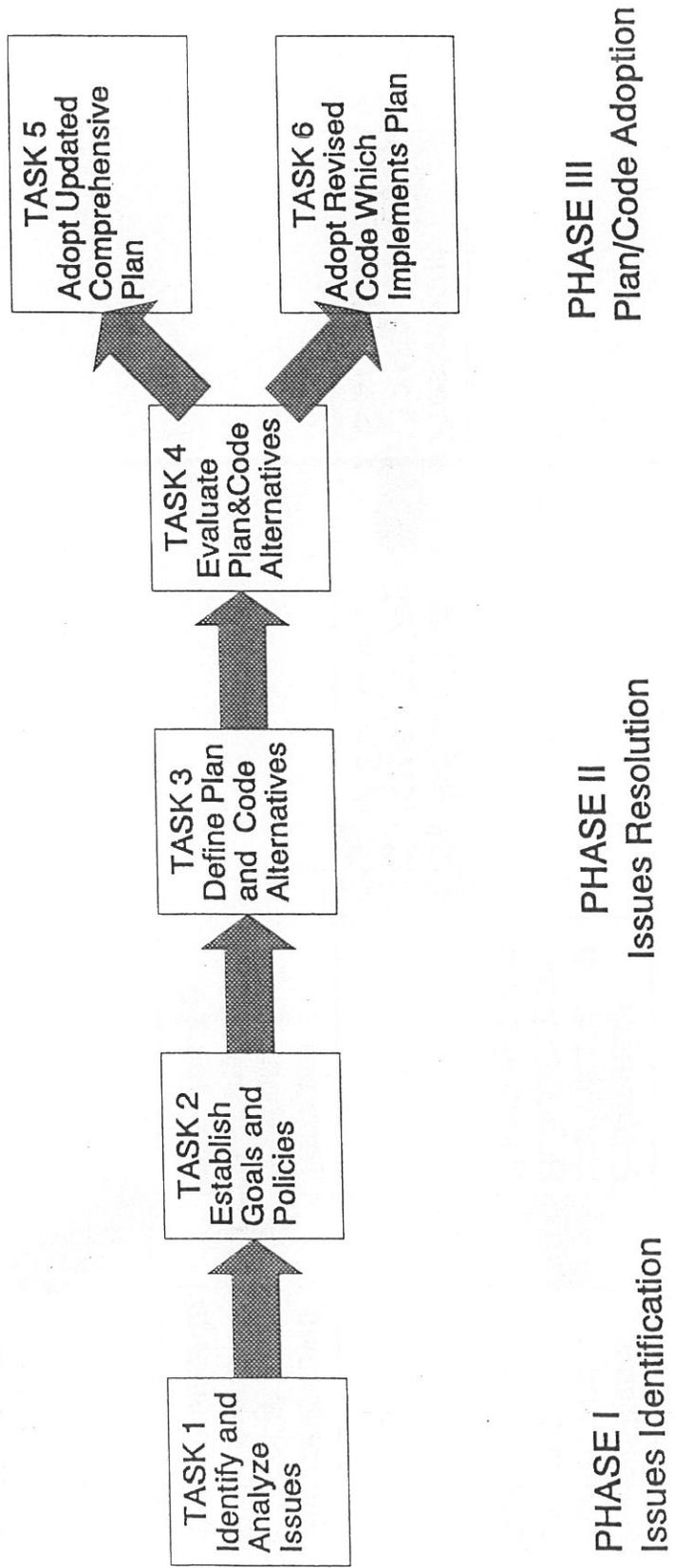
B. Steps in the Planning Process

The planning process followed to update the **Comprehensive Plan for the City of Sun Valley** involved three basic project phases, these being (1) Issue Identification; (2) Issue Resolution; and (3) Plan/Code Adoption. Figure 1 provides an overview of these three project phases, while Figures 2 and 3 focus specifically on the major tasks associated with Phase I and Phase II of the process.

During Phase I, Issue Identification, information was gathered to paint a general picture of existing conditions in Sun Valley which would provide direction to the Plan. Technical memos were written summarizing the adopted Comprehensive Plan, Zoning Ordinance and Subdivision Regulations. Data was accumulated concerning population and economic trends and other community growth indicators. The potential for future buildout as controlled by underlying zoning was calculated. From these analyses, a preliminary identification of planning and regulatory issues facing the community was developed.

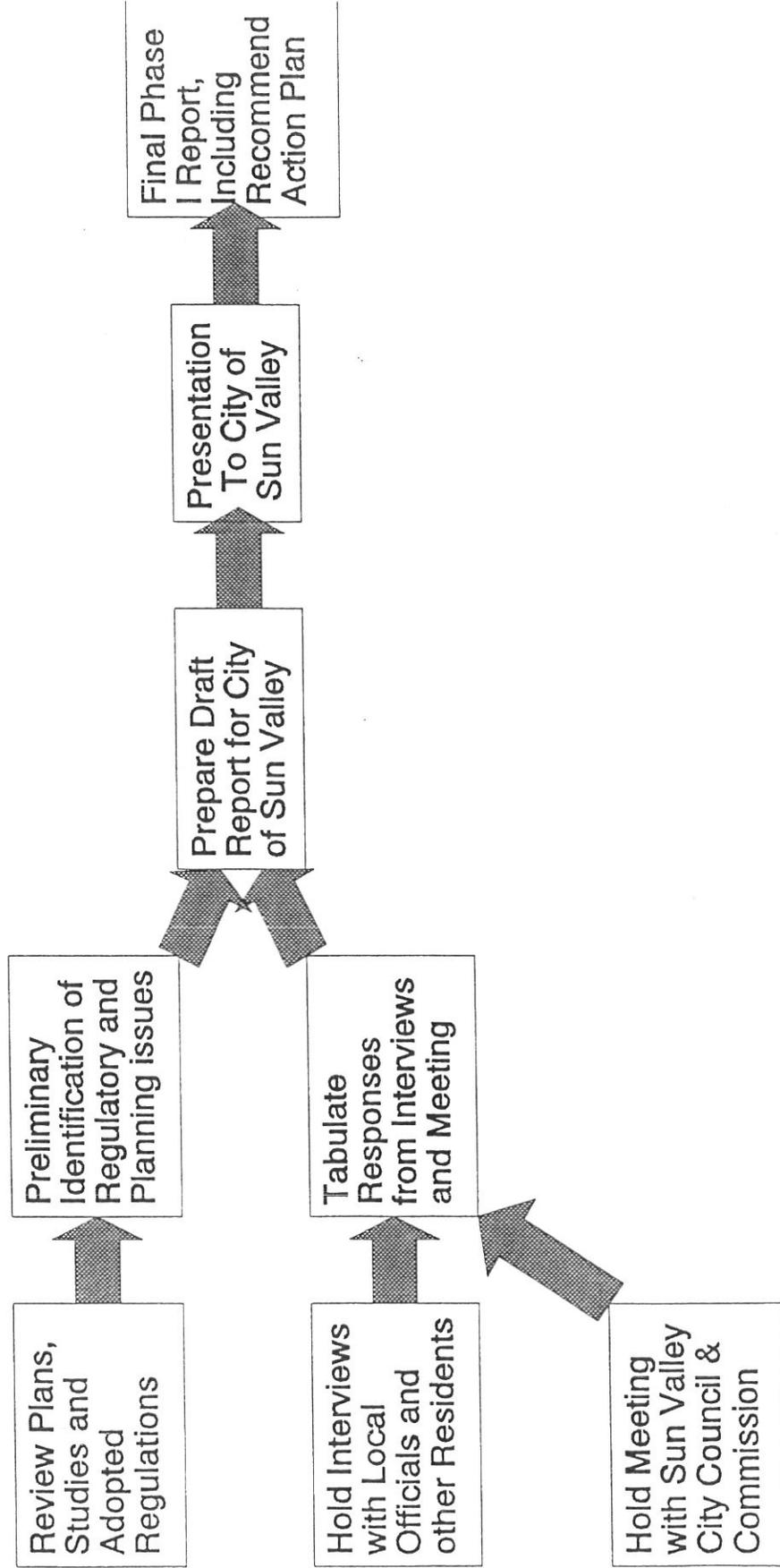
FIGURE 1

CITY OF SUN VALLEY COMPREHENSIVE PLANNING PROCESS



Source: Design Workshop, Inc., Alan Richman Planning Services and Puchner & Williams, November, 1991.

FIGURE 2
 PHASE 1 PLANNING PROCESS TASKS



Source: Design Workshop, Inc., Alan Richman Planning Services and Puchner & Williams, November, 1991.

Interviews were conducted with local elected and appointed officials, professionals who are involved in the land development process and residents of the community to obtain their input on planning and regulatory priorities. A meeting was also held with the Sun Valley City Council and Planning Commission to obtain their input. A tabular summary of the comments received was produced.

A draft report, the **City of Sun Valley Planning and Regulatory Analysis**, was then produced summarizing all of the analysis which had been completed during Phase I. This report was presented to the City Council and Planning Commission at a public meeting in March, 1991 and direction was received as to which of the issues identified were priorities for the community. Based on this direction, a recommended action plan for the next project phase was developed and a final report was issued.

Figure 3 illustrates the major tasks which comprised Phase II, Issues Resolution. First, a series of work sessions were held with the Planning Commission to formulate a statement of goals and objectives to guide the planning process. The goals and objectives were then presented to the public and the City Council at a duly noticed hearing and were revised based on comments received.

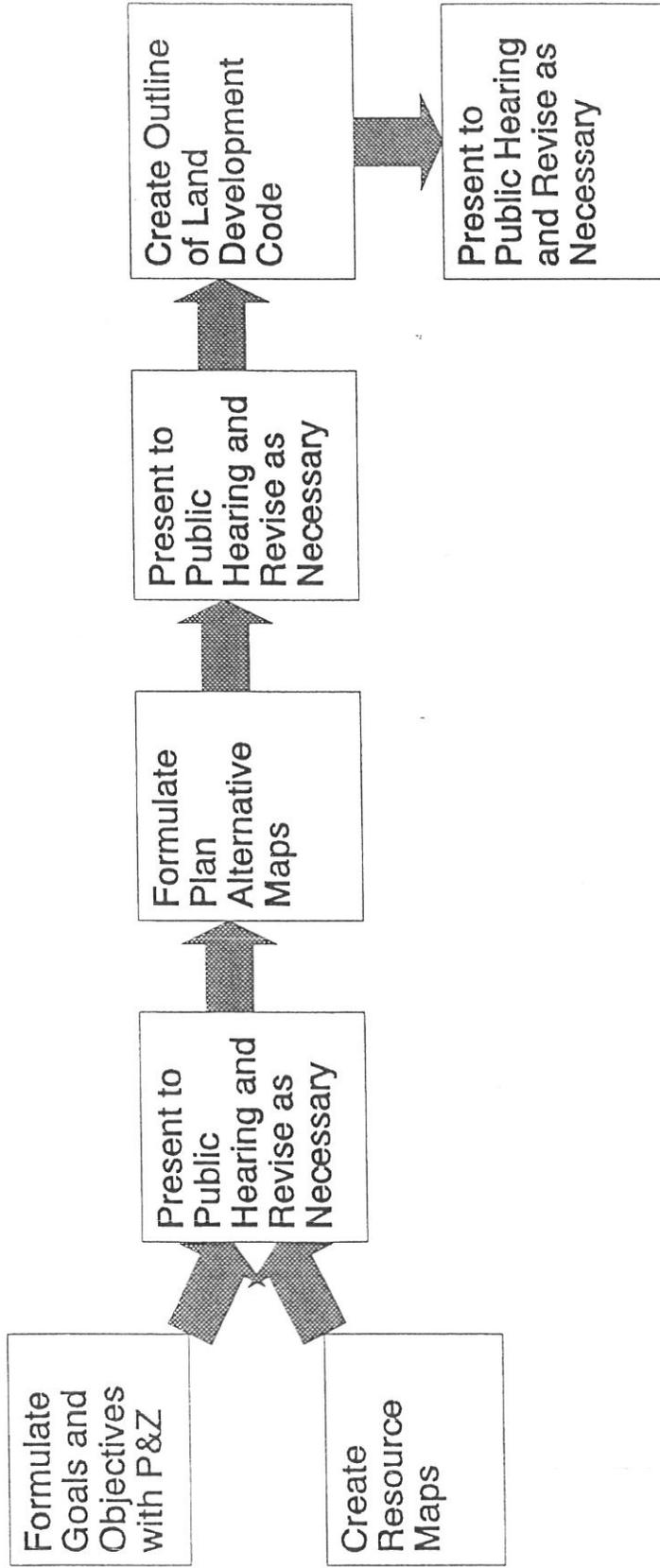
At the same time, maps were being prepared illustrating community resources, including environmental features, scenic views and traditional sites and structures. Maps were also prepared depicting existing land use and zoning patterns.

Based on the input received during the formulation of goals and objectives, maps were then prepared illustrating alternative actions which the community might consider taking in the future. Actions were organized into four categories, these being land use, community facilities, circulation and employee housing. A total of approximately 45 such actions were identified and presented to a duly noticed public hearing. Comments were received and the maps were revised accordingly.

An outline of proposed revisions to the Sun Valley Zoning Ordinance and Subdivision Regulations was then prepared. The proposed revisions contain the tools necessary to implement those Comprehensive Plan recommendations which can be accomplished through regulatory changes. The revisions were also intended to identify ways the current regulations could be better organized and be made easier to understand, in the form of a unified Land Development Code. Once again, the proposals were presented to a duly noticed public hearing and were revised according to comments received.

The final phase of the project, Plan/Code Adoption, has been the actual drafting of this Comprehensive Plan, the Land Development Code and the Zoning District Map and carrying these documents through the public hearing adoption process authorized by the State of Idaho. The adoption process has been scheduled such that the Plan will be the first tool adopted, to be followed shortly thereafter by the Code and Map, to insure the consistency required among these planning and regulatory tools by the State of Idaho.

FIGURE 3
PHASE 2 PLANNING PROCESS TASKS



Source: Design Workshop Inc., Alan Richman Planning Services and Puchner & Williams, November, 1991.

II. SUMMARY OF EXISTING CONDITIONS

A. Historical Perspective

Sun Valley began as a destination resort, conceived of by Averell Harriman, Chairman of the Board of the Union Pacific Railroad. In 1936, the first ski resort in the United States was established in Sun Valley. Sun Valley was incorporated as a City in 1947.

The Janss Corporation purchased the Sun Valley Resort from the Union Pacific Railroad in 1964, initiating a period of increased development of the area. The Elkhorn Resort was jointly developed by Janss and the Johns-Manville Corporation from 1970-72. The Sun Valley Resort was acquired by Earl Holding in 1977 and renamed the Sun Valley Company. Significant on-mountain and lodge improvements have occurred since that time, but the Holding lands have not experienced new development during the past decade. Instead, new subdivisions in the Elkhorn Valley and the Ketchum area and commercial growth in downtown Ketchum have filled the resort development vacuum.

In 1978, the **Comprehensive Plan for the City of Sun Valley** was formulated. The Plan broadly addresses all of the topics of a traditional comprehensive plan, including population, economy, land use, public facilities, special sites, housing and implementation.

The Plan stated that "since the 1964 purchase of Sun Valley by the Janss Corporation, the entire area has experienced a positive economic growth, with a resultant increase in population". The Plan forecasted "a period of continued rapid growth in the seasonal and permanent population until 1990, after which both should begin to level off and stabilize".

The population forecast tied expected population increases to planned growth in the capacity of the ski area and reflected similar projections made for the Big Wood River area and Blaine County. The Plan showed skier capacity increasing from about 7,500 skiers per day in 1975 to 10,000 skiers per day by 1980, 12,500 skiers per day by 1985 and approximately 14,000 skiers per day by 1990.

The permanent population was expected to increase from about 500 persons in 1975 to about 2,000 persons in 1990, while the seasonal population was expected to increase from about 4,000 persons in 1975 to about 10,000 persons in 1990.

The central theme of the Plan was "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". The Plan stated that "building should be confined to the valley floors and lower slopes of the surrounding hillsides...the feeling of openness should be further enhanced by providing protected open space along the highway entrance to the City and by using the existing golf courses...". It characterizes the City of Sun Valley as "a recreation village surrounded by open space".

The Plan recognized the importance of natural resources to the community and made recommendations to preserve water quality, stream flows, natural vegetation and unique natural and historic sites. Community design which minimizes environmental disturbance and which uses materials compatible with surrounding natural areas and design integrated into the landscape was recommended.

The Plan suggested that "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 round. Such housing should be welcomed, provided the well-established quality of design and construction are maintained."

Development of the City in the ensuing 13 years has achieved some of the Plan's original purposes, including confining commercial development to the village centers, keeping development off of the hillsides and maintaining a general feeling of open space through the two golf courses and Dollar Mountain Ski Area. However, the Plan tied all of its population and economic growth projections to anticipated ski capacity expansions. While the community has grown since 1978, ski expansion has occurred much more slowly than the plan expected and the reasons for and form of the community's growth have been quite different than expected in the Plan.

The Plan did not provide the tools needed to accomplish the community character it envisioned. The expansive form of residential growth permitted by the land use plan has not achieved the pedestrian scale community which was suggested. Natural resource areas, environmental constraints and scenic vistas were not thoroughly mapped and techniques were not subsequently adopted to ensure their protection. The open space which remains along major highways is privately owned and therefore, not completely assured for the future. The Plan also provides little or no guidance on the need for, or appropriate locations to accommodate, new public facilities. It is these shortcomings of the Plan that have become the focus of the **Sun Valley Comprehensive Plan Update**.

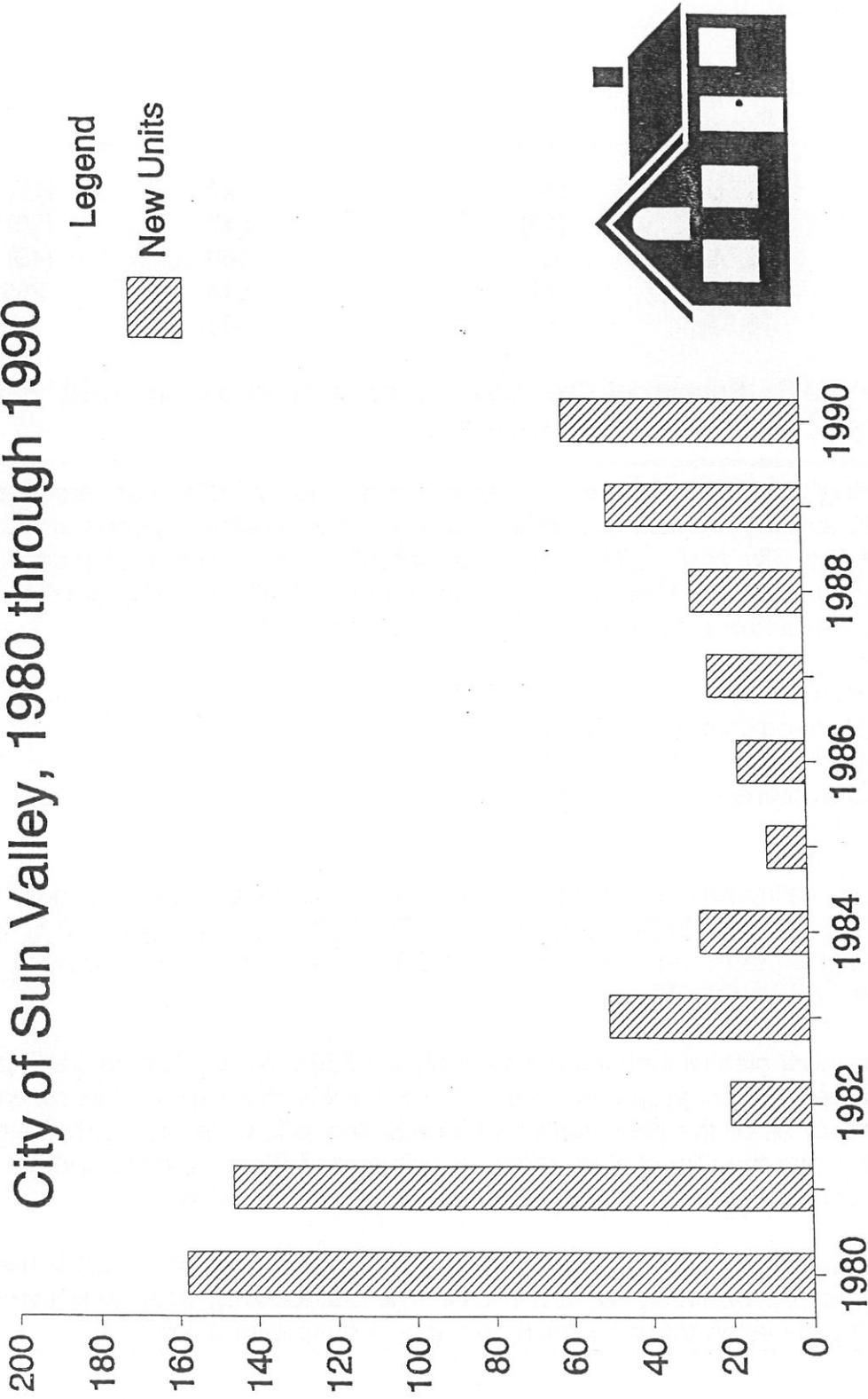
B. Population Trends and Projections

The population of the City of Sun Valley and Blaine County, which saw little to no growth from 1950 to 1970, has, in the last twenty years, grown by substantial proportions. In fact, Blaine County was the fastest growing county in the State of Idaho during both the 1970's and 1980's. Table 1 summarizes the U. S. Census population totals for and percentage increases experienced by the City of Sun Valley and Blaine County from 1950 to 1990.

Chart 1 provides a more in-depth analysis of residential growth trends in the City of Sun Valley from 1980 through 1990. The chart demonstrates that residential growth in the City was particularly strong during 1980 and 1981, with over 150 new units being built in each of these years. Residential growth dropped sharply from 1982 through 1985, but has since risen gradually during each of the last five years, to a 1990 level of 60 units.

CHART 1

New Residential Unit Construction City of Sun Valley, 1980 through 1990



Source: City of Sun Valley Building and Zoning Department records.

TABLE 1

RESIDENT POPULATION - SUN VALLEY AND BLAINE COUNTY, 1950 -1990

	Blaine County		City of Sun Valley	
	Population	% Increase	Population	% Increase
1950	5,384	N/A	428	N/A
1960	4,598	(15)	317	(26)
1970	5,749	25	180	(43)
1980	9,841	71	545	202
1990	13,552	38	938	72

Source: U.S. Bureau of the Census, as summarized in 1990 Blaine County Comprehensive Plan, Population Section.

According to a land use inventory performed in January, 1991, there are presently a total of 1,206 existing residential, condominium, lodge and dormitory units on the Trail Creek side of the City and 1,235 existing residential, condominium and lodge units on the Elkhorn side of the City, for a total inventory of 2,441 existing dwelling units. The breakdown among these uses in the City of Sun Valley is as follows:

Residences:	521
Condominiums:	1,413
Lodges:	387
Dormitories:	<u>120</u>
Total:	2,441 units

The Sun Valley-Ketchum Chamber of Commerce reports that during the winter of 1990/91, there were 873 units in the City of Sun Valley, containing a total of 3,832 pillows, used as short term rental properties. The 873 units comprise over 35% of the dwelling unit inventory in the City.

The Chamber also reports there are a total of 1,589 units, containing 6,635 pillows, used as short term rental properties in the Sun Valley/Ketchum area. This means that more than half of all of the short term rental units and pillows in the north county area are located within the City of Sun Valley. Ketchum and Warm Springs contain the majority of the remaining short term rental properties in Blaine County.

The estimated 1991 peak season City of Sun Valley population, which is summarized in Table 2, is approximately 8,810 persons. The methodology used to derive the dwelling unit and population totals for each category is described below.

As noted above, 873 units are used as short term rentals, housing a peak population of approximately 3,832 persons, or approximately 4.4 persons per unit. Since the U.S. Bureau of the Census data suggests that the average resident household in Blaine County contains 2.3 persons, the 938 person resident population is accommodated in approximately 408 dwelling units. The 120 employee dorms identified in the land use survey are estimated to house on the order of 400 persons. The remaining 1,040 dwelling units are occupied by owners on a seasonal basis. Based on information obtained from similar resorts, the seasonal residences are estimated to have an average household size of 3.5 persons per unit. Their peak population is, therefore, approximately 3,640 persons.

TABLE 2

CITY OF SUN VALLEY ESTIMATED PEAK SEASON POPULATION

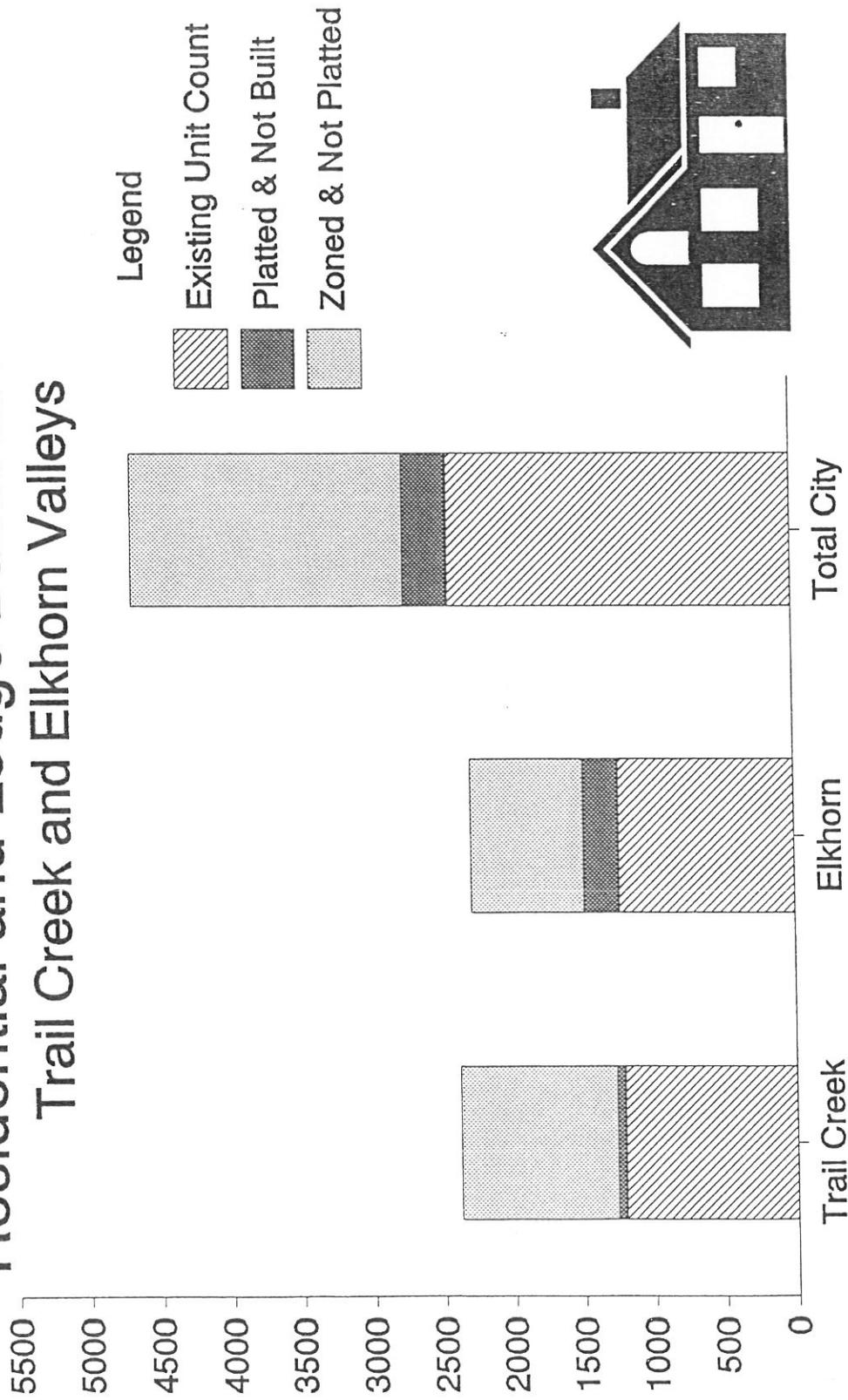
Category	Dwelling Units	Population
Visitor Renter	873	3,832
Visitor Owner	1,040	3,640
Resident Permanent	408	938
Seasonal Employee	120	400
Total	2,441	8,810

Source: Alan Richman Planning Services, Aspen, Colorado, March, 1991.

An evaluation of the potential for future development has also been completed, considering two factors. First, the number of platted lots which are as yet undeveloped was identified. There appear to be 60 such lots in the Trail Creek Valley and 254 such lots in the Elkhorn Valley. Second, the development potential permitted by underlying zoning was calculated for those lands which are not presently platted but are zoned for residential use. There appears to be the potential for 1,116 units to be built on such lands in the Trail Creek Valley and 805 units to be built on such lands in the Elkhorn Valley. These totals are illustrated on Chart 2.

In summary, based on underlying zoning, there appears to be the potential to build a total of 1,176 additional units in the Trail Creek Valley and a total of 1059 additional units in the Elkhorn Valley, for a Citywide total potential of 2,235 additional units. **These unit potentials mean the Trail Creek Valley is presently about 50.5% developed, the Elkhorn Valley is about 54.0% developed and the entire City is presently about 52.0% developed.**

CHART 2 Residential and Lodge Buildout Potential Trail Creek and Elkhorn Valleys



Source: City of Sun Valley Building and Zoning Department records.

Two projections of future population in Sun Valley have been completed. A population projection for Sun Valley, Ketchum and adjacent areas which are currently served or anticipated to be served by the Sun Valley Water and Sewer District was completed in 1989. It suggested the future peak season population of the City of Sun Valley would grow as follows:

TABLE 3

WATER AND SEWER DISTRICT POPULATION PROJECTION FOR SUN VALLEY

Year	Dwelling Units	Peak Season Population
1980	1,874	5,700
1985	2,301	7,000
1995	2,790	8,560
2005	3,290	10,220
Buildout	4,596	16,280

Source: Sun Valley-Ketchum Water and Sewer District, May, 1989.

The second population projection is based on the buildout analysis and housing occupancy data compiled for this Comprehensive Plan Update. This projection is based on the assumption that the relative percentage of persons occupying visitor owner, visitor renter and resident permanent units will remain the same as today and the occupancy factors will not change. The number of employee units is not projected to increase, since present zoning does not provide any areas for an increased number of such units to be built. In reality, however, some increase in such units should be anticipated.

The resulting population projection at buildout is as follows:

TABLE 4

COMPREHENSIVE PLAN POPULATION PROJECTION FOR SUN VALLEY

Category	Units	Population
Visitor Owner	1,713	7,535
Visitor Renter	2,041	7,145
Resident Permanent	802	1,845
Resident Seasonal	<u>120</u>	<u>400</u>
	4,676	16,925

Source: Alan Richman Planning Services, November, 1991.

The two projections provide a range which can be used for planning purposes. There are two principal differences between the two projections. First, the District's projected dwelling unit buildout number differs from that presented above by being 80 units lower, which is an insignificant differential for planning purposes. Second, the methodology used by the District relies on slightly higher occupancy factors for residential units and significantly lower occupancy factors for seasonal units than have been found in the current inventory, resulting in a slightly lower buildout projection by the District. The District's projection is based on current occupancy factors of 2.7 persons per residential unit and 3.4 persons per seasonal unit, projected to increase to 3.2 and 3.8 persons per unit respectively. The two projections are compared in Chart 3.

C. Economic Indicators

Several key indicators of the economic status of the community have also been analyzed. Chart 4 identifies the sixteen year trend in skier visits and visitors to the Sawtooth National Recreation Area from 1974/75 thru 1990/91. It shows that visits to the two alpine ski areas grew significantly from 1974/75 to the peak winter of 1981/82, when approximately 475,000 skier days were recorded. Though visits have since levelled off, there were also over 400,000 skier days recorded in 1982/83, 1983/84, 1984/85, 1985/86 and 1988/89. Actual skier visits to the area during the this period can be compared to Table 5, which shows the relatively small increase in skier capacity which has occurred, but the substantial increase planned for the two alpine ski areas.

TABLE 5

SUN VALLEY SKI AREA CAPACITY INCREASES

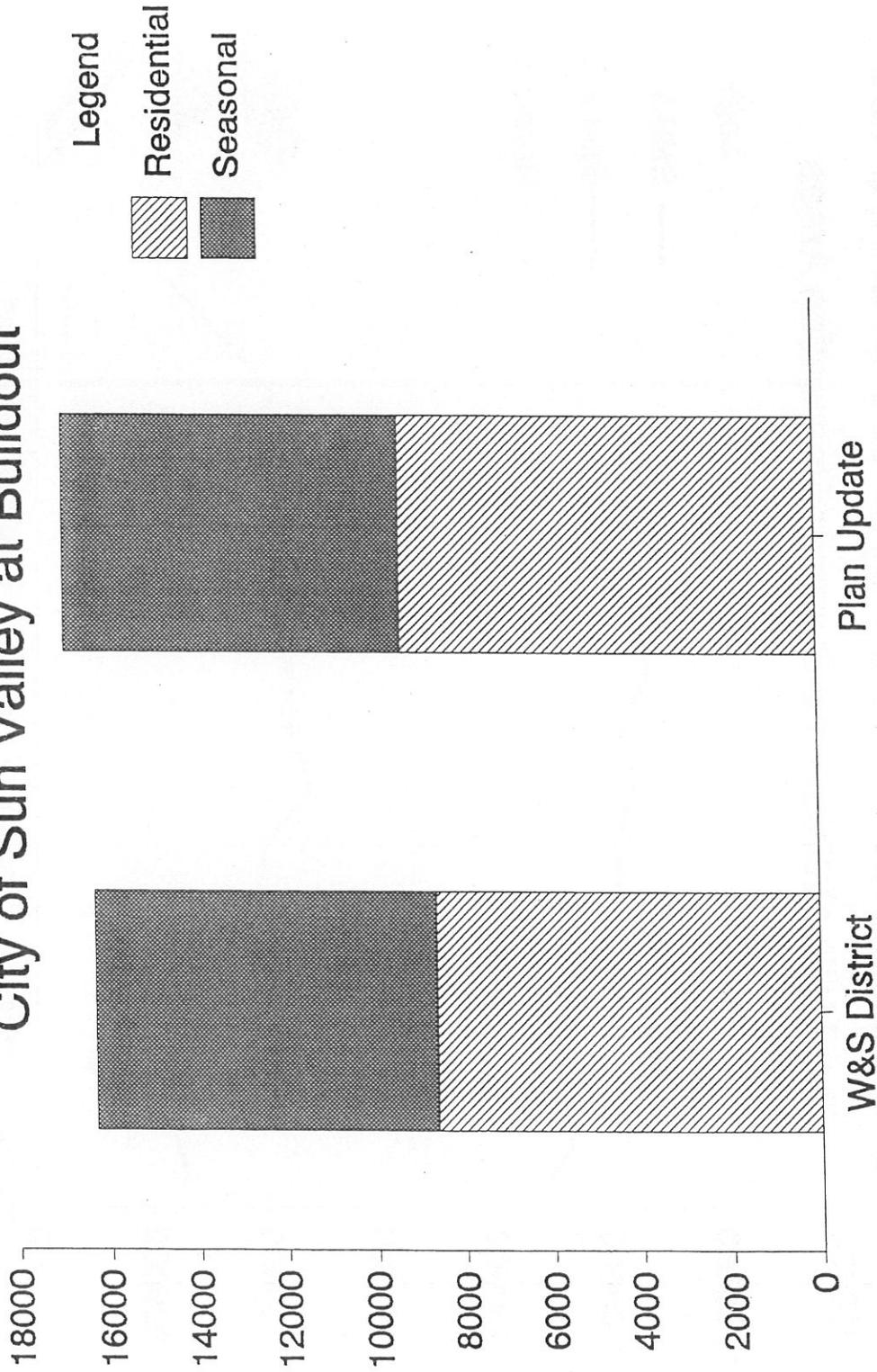
Area Capacity	1974	1980	1989	1999 (planned)
Bald Mountain	6,500	7,020	7,260	9,245
Dollar/Elkhorn	1,000	1,200	1,875	1,875
Total Sun Valley	7,500	8,220	9,135	11,120

Source: 1990 Blaine County Comprehensive Plan, Population Section.

Data for nordic skier days has only been kept for the last four seasons, with about 50,000 skiers using the Sun Valley Nordic Center during each of the years shown.

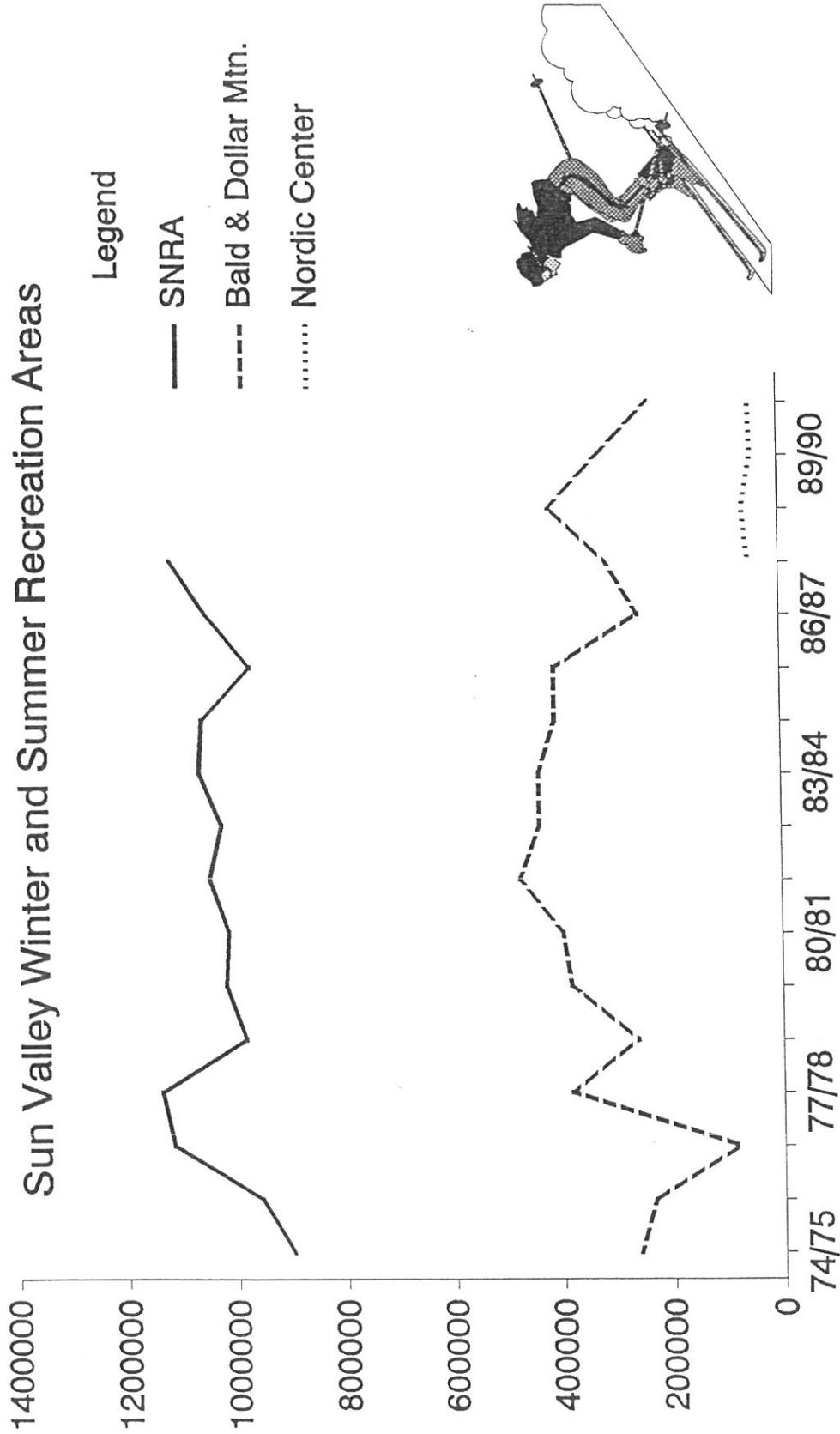
Visitation at the Sawtooth National Recreation Area has increased moderately from 1974/75 to 1987/88, the most recent year for which data was obtained. The peak visitation years during this period were in 1976/77, 1977/78, and 1987/88, each of which exhibit over 1.1 million visitor days.

CHART 3
Comparison of Population Projections
City of Sun Valley at Buildout



Source: Alan Richman Planning Services, November, 1991.

CHART 4
Skier Days and Visitor Days, 1974/75 thru 1990/91
 Sun Valley Winter and Summer Recreation Areas



Source: 1990 Blaine County Comprehensive Plan and Sun Valley-Ketchum Chamber of Commerce Newsletter.

Another indicator of the community's economic status is the collection of tax revenues from the 2% City of Sun Valley local option sales tax. Chart 5 compares collections over the last five years in the City of Sun Valley, the City of Ketchum and Blaine County. The chart reveals that Ketchum is the dominant commercial center of the local economy, a situation which has become particularly evident during the last three years.

In reviewing the chart, it should be noted that Sun Valley has been collecting a tax on beds and liquor since 1979, but only began collecting a 2% tax on retail sales in December, 1986. Ketchum has been collecting a 2% tax on beds and liquor but only a 1% tax on retail sales throughout the five year period, while the State of Idaho, collects a 2% tax on beds in Blaine County. If Ketchum were to impose the same 2% tax on retail sales that is now collected in Sun Valley, its dominance in local option tax collections would be even more pronounced.

The Chamber of Commerce also reports how tax collections vary among the four yearly quarters. The data from the last five years shows the following average breakdown in the percent of the year's tax collections in Sun Valley as compared to Ketchum.

TABLE 6

QUARTERLY TAX COLLECTIONS IN SUN VALLEY AND KETCHUM, 1985/86 -1989/90

Quarter	Sun Valley	Ketchum
Oct. Nov. Dec.	14%	24%
Jan. Feb. Mar.	34%	32%
Apr. May June	13%	14%
July Aug. Sept.	39%	30%

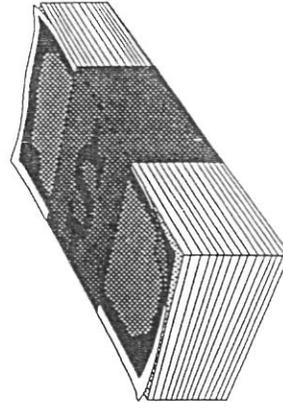
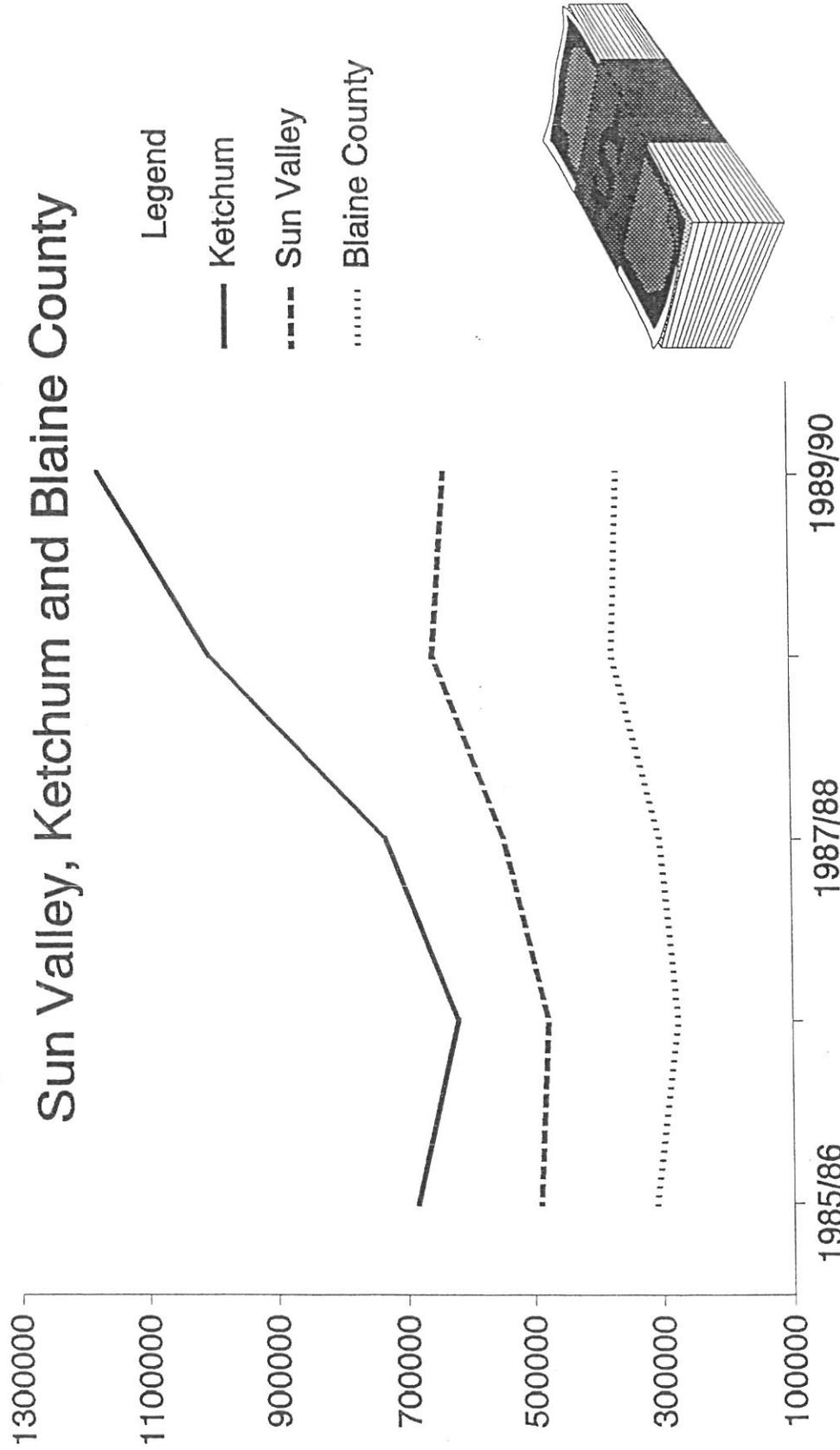
Source: Sun Valley/Ketchum Chamber of Commerce, Economic Development Newsletter.

The quarterly breakdowns indicate Sun Valley and Ketchum have received about equal percentages of their annual tax revenues from the peak winter season. However, it is striking to note that during the last five years Sun Valley has received a greater percentage of its tax revenues from the summer season than from the winter season.

Another important economic factor to consider is that the two village cores represent the only commercial centers in the City of Sun Valley. This pattern can be expected to remain unchanged as the City moves toward ultimate buildout, since underlying zoning does not provide for any significant new commercial development areas within the City.

The commercial development found within the City is mainly comprised of convenience shopping establishments, specialty stores for visitors and restaurants. Most residents of Sun Valley accomplish their daily shopping in Ketchum, with its much wider array of local

CHART 5
Local Option Tax Receipts, 1985/86 - 1989/90
Sun Valley, Ketchum and Blaine County



Source: Sun Valley-Ketchum Chamber of Commerce, Economic Development Newsletter.

serving establishments. Given the proximity of the two communities and the general feeling that residents of both cities form a single northern Blaine County social community, this situation is not viewed as a problem which this Plan should address.

A final economic indicator is the level of occupancy reported in Sun Valley's short term rental properties throughout the year. The Chamber of Commerce reports indicate the highest occupancy months during both 1988/89 and 1989/90 occurred in the summer. During both July and August of these years, occupancy exceeded 70%. Occupancy during the winter months varies greatly, with the highest months being February, at over 60% occupancy during these two years, and March, with occupancy exceeding 55%. Occupancy during the winter of 1990/91 was substantially below that during the prior two years, due to the poor snow conditions experienced during the most recent ski season.

D. Community Development Summary

The picture which emerges from these indicators of community change is that of a maturing resort community. Many of the indicators point to the decreasing dominance of the tourist aspects of Sun Valley and the increasing importance of the permanent community. Recent growth has had the effect of increasing Sun Valley's permanent resident and seasonal resident population. Such growth has resulted in less pronounced peaks and valleys in the year-round economy, although the summer and winter seasons still remain quite dominant.

While neither winter or summer tourist visits to Sun Valley and Blaine County appear to be experiencing large increases, the area is nonetheless experiencing substantial economic expansion, with the associated need for new housing, both for second home owners who intend to live in the area seasonally or permanently and for residents who live and work in the area.

Growth in the second home market has spilled outside of the Trail Creek and Elkhorn valleys, into much of the Big Wood River Valley, beginning in the northern portions of the County and moving south. The increased development of second homes has caused a short term boom in both the real estate and construction industries. However, this boom has had consequent negative effects. The demand for the limited number of available new homes has caused a significant increase in the cost of both existing and new units, making most units unaffordable to the local work force. The result has been increased commutation on the already over capacity Highway 75.

The Economic Development Section of the 1990 Blaine County Comprehensive Plan points out that if this trend continues, an economic separation of wealthy land owners to the north and less affluent land owners to the south will take place. This result is viewed as contrary to Blaine County's goal of maintaining a pluralistic society, in which all economic classes are able to live and work together.

Figure 4 provides a context for understanding how Sun Valley and the Big Wood River Valley have evolved in a manner similar to that in many other resort communities. It identifies five stages of resort evolution, ranging from raw land, to master planning, to land development, resort development and finally, community development. It then identifies the differing goals, issues and decision makers which are associated with each of these five stages of a resort community.

Sun Valley appears to be in the stage of changing from being a resort development, where most decisions were made by resort operators in order to establish and maintain a stable visitor market in the area, to a resort community, where development issues concern a wide public agenda, including environmental quality, transportation, recreation, health care and housing. Greater difficulty in achieving consensus regarding such issues accompanies this evolution, due to the increasingly public nature of decision making.

The "Quality of Life" survey, conducted by the Regional Economic Action Project (REAP) in 1989, identified the priority planning issues facing Blaine County. The top issues mentioned by respondents, listed in rank order below, illustrate the increasing concern with community development issues in the region:

TABLE 7
REAP QUALITY OF LIFE SURVEY RANKINGS

Issue	Total Sample	Residents Only
1. Traffic/Highway	45%	48%
2. Parking	19%	21%
3. Control Growth	19%	19%
4. Housing	15%	21%
5. Trails	13%	14%
6. Airport	11%	13%
7. Recreation Facilities	10%	10%

Another indicator of the area's maturation emerges from the results of the 1990 Housing Needs Assessment, also conducted by REAP. The employee surveys conducted for REAP showed the County's work force is comprised of more married persons (56%) than single (36%) or unrelated and living together (8%). More than 80% of those surveyed intend to stay in the area more than three years.

The **Comprehensive Plan for the City of Sun Valley** focused almost exclusively on the resort development of Sun Valley. It will be a central theme of this **Comprehensive Plan Update** to recognize the growing permanent residential community of Sun Valley that compliments its resort character. The Plan will, for the first time, address the needs of the permanent community and will also address the changing needs of the resort.

**FIGURE 4
RESORT DEVELOPMENT AND EVOLUTION**

STAGE	RAW LAND	INITIAL MASTER PLANNING	LAND DEVELOPMENT	RESORT DEVELOPMENT	COMMUNITY DEVELOPMENT
GOALS ISSUES	FEASIBILITY	INFRASTRUCTURE	CREATE BED BASE	ESTABLISH STABLE MARKET	COMMUNITY DEVELOPMENT
	Building Feasibility	Roadways	Unit Count	Resort Image	Quality Education
	Regional Access	Sewer	Architectural Image	Shoulder Season Marketing	Hospital/Health Care
	Slope	Water	Theme	Conferencing	Housing
	Land Capability	Power	Market Absorption	Summer	Transportation
	Concept	Construction Staging	Mix	Skier Visit Growth	Land Use
			Real Estate Marketing		Conservation
DECISION MAKERS	LAND OWNER	TECHNICAL TEAM	LAND DEVELOPERS	RESORT OPERATORS	PUBLIC

HIGH CONSENSUS

LOW CONSENSUS

III. GOALS AND OBJECTIVES

The Goals and Objectives of the **1991 Sun Valley Comprehensive Plan Update** are intended to provide the basic direction to the creation of the land use, community facilities, circulation and environmental quality elements of the Plan. **Goals** are defined as ends toward which the City's planning is directed; they are usually general in form and express ideals. **Objectives** are intermediate milestones on the way towards a goal; they are written in a form that is measurable and achievable.

The Plan's five goals are identified as follows:

1. Community/Resort Balance;
2. Protection of Environmental Resources;
3. Management of Future Growth;
4. Improvement of Transportation Systems; and
5. Intergovernmental Cooperation/Public-Private Partnerships.

A goals statement and measurable objectives to achieve each goal are listed below.

Goal 1 - Community/Resort Balance

Promote a balance between the community features and resort qualities of the City of Sun Valley, by providing facilities which meet a wider range of the daily activity needs of residents within the City and which continue to offer visitors a full range of resort activities from which to choose.

Objectives:

- a. Protect and promote the economic stability of the traditional resort development within the City, and provide additional diverse resort/recreational facilities, including a convention center.
- b. Identify locations for and establish needed community facilities within the limits of the City of Sun Valley which preserve and enhance the City's residential character. Locations should be identified for parks and recreation facilities, a maintenance facility/recycling center, a cemetery, and a performing arts facility.
- c. Adopt tools which will promote a mix of housing types for families of different social and income levels in Sun Valley, including public actions and private incentives which will produce affordable housing. The housing mix should include rental and sale units in a variety of sizes and prices to address the needs of families and employees of the community.

- d. Identify sites and measures for employee housing to be built for the community's emergency response personnel (fire, police, medical and utilities) and a site adequate for the staff housing needs of the Sun Valley Company and Elkhorn Resort.
- e. Create additional opportunities for professional office and limited retail uses to be developed within the City.
- f. Identify an appropriate location(s) for a public golf course to provide an affordable, available recreation facility for the residents of Sun Valley.
- g. Formulate options, in cooperation with the private sector, for the adaptive reuse of the Moritz Community Hospital site, in the event the Hospital moves to another site.

Goal 2 - Protection of Environmental Resources

Maintain and, where possible, enhance the extraordinary quality of the natural and built environment within the City of Sun Valley, by identifying the area's important environmental assets, which should be protected, and its critical environmental hazards, which should be avoided by development.

Objectives:

- a. Synthesize data from prior studies of vegetation, floodplains, topography, unstable soils, avalanche paths and wildlife areas into a map identifying areas where development is inadvisable and where protection of environmental resources is needed.
- b. Develop a map illustrating scenic areas and views within the City, including the historic, pastoral entrance along Sun Valley and Elkhorn Roads and views to special environmental features within and surrounding the City.
- c. Obtain access easements across private lands to reach public lands for trail and recreation purposes, including, but not limited to Dollar Mountain and Proctor Mountain Road.
- d. Encourage measures to conserve water resources.
- e. Continue to require all new development in the City to tap into the centralized wastewater treatment system in order to protect the area's water quality.
- f. Monitor changes in the City's air quality to determine whether, in the future,

limitations should be placed on air polluting devices and practices.

- g. Evaluate the effects of development occurring in proximity to overhead electric transmission lines and encourage these lines to be placed under ground.
- h. Develop appropriate regulations to ensure that development preserves existing trees or comparably replaces trees which must be removed.

Goal 3 - Management Of Future Growth

Manage the future growth of Sun Valley to accommodate the needs of the community's future population and economic growth, by steering growth into the appropriate locations and by emphasizing the pattern of two pedestrian-oriented villages separated from one another and surrounding communities by agricultural and recreational lands.

Objectives:

- a. Revise the City's zoning regulations and subdivision standards to ensure that development avoids environmental hazards, including floodplains, avalanche run-out areas and steep or unstable slopes and to protect environmental resources, including wetlands, wildlife habitat areas and native vegetation.
- b. Establish an appropriate regulatory mechanism to protect the identified scenic areas, agricultural/recreational lands and views within the City.
- c. Steer future development away from steep or highly visible hillsides, knolls or ridgelines within the City, while providing density transfers for preserved open space within or adjacent to the development.
- d. Evaluate the adopted zoning maps to determine if full buildout under current zoning will achieve a compact development pattern, with commercial uses located primarily in the village centers and with permanent undeveloped lands ensuring distinct identities for the villages.
- e. Re-evaluate allowable densities and zoning designations to determine where lesser or increased densities or zone changes may be appropriate to achieve community goals for resort development, environmental protection and to accommodate a mix of housing types for different social and income levels.
- f. Revise the Planned Unit Development regulations to encourage clustered

development which preserves a development parcel's desirable open space and environmental features, and to provide development credit for such preservation.

- g. Continue to limit the height of buildings and to provide for design review throughout the community.
- h. Consider more appropriate techniques to address the allowable floor area of new residences.
- i. Adopt a revised land use regulatory system which is clear, consistent and predictable.
- j. Consider adoption of development impact fees which address the future need for public facilities so as to insure growth pays its own way.
- k. Consider development standards and review procedures which are compatible with those in effect in Ketchum and Blaine County, while maintaining a separate identity for the City of Sun Valley.
- l. Develop an "Areas of City Impact" map, as provided for by Idaho statutes, identifying areas where annexation by the City may be appropriate and establish a City policy regarding future annexations.
- m. Create a Public Facilities land use category and zone district for necessary community facilities and designate areas for such facilities on the City's zone district map.

Goal 4. Improvement Of Transportation Systems

Preserve the natural, scenic and pastoral character of the entrances into the City. Make improvements to the automobile, transit and pedestrian transportation systems in Sun Valley which enhance vehicular circulation directly into the resort complexes, avoid vehicle/pedestrian conflicts, increase usage of the transit and trails systems, and reduce the visibility of parking.

Objectives:

- a. Preserve the scenic, pastoral land uses along the Sun Valley Road entrance to the City.
- b. Consider design improvements to Elkhorn Road which enhance the Highway 75 intersection as the principal entrance into Elkhorn Village.

- c. Evaluate the relocation of entrances into the resort complexes as it becomes necessary.
- d. Evaluate, and consider alternatives to, the "Ultimate Plan" depicted in the 1982 Transportation Study, including the Horsemen's Center road upgrade bypassing a section of New Dollar Road, and the realignment of the intersections of Elkhorn and Elkhorn Village Loop Roads. Choose appropriate solutions which improve public circulation and safety.
- e. Evaluate the trails system to determine how it can enhance the pedestrian character of the community and provide better access to proposed community facilities and major activity centers, such as through system extensions along Old Dollar Road, along Trail Creek and into major subdivisions around the City.
- f. Identify improvements which can be made to the trails signage system.
- g. Work with KART to evaluate the current bus routes and locations of bus stops in Sun Valley to determine if route changes or new bus stop locations are warranted to better meet either resident or visitor transit needs.
- h. Encourage the development of private parking in underground structures.

Goal 5. Intergovernmental Cooperation/Public-Private Partnerships

Cooperate with the governments of surrounding jurisdictions of the Big Wood River Valley to address public issues of regional and community importance, including transportation, land use, affordable housing, health care and performing arts. Form working partnerships with the operators of the Sun Valley and Elkhorn resorts which help to achieve the goals of the Comprehensive Plan.

Objectives:

- a. Work together with the governments of other communities of the Wood River Valley on desired improvements to Highway 75.
- b. Participate, with the other communities of the Wood River Valley, in regional solutions to the affordable housing problem, by meeting the City's fair share of its housing needs and by joining a housing board, if one is formed.
- c. Support the efforts of other entities to continue to provide high quality, convenient health care services to the City's residents and visitors.
- d. Encourage surrounding jurisdictions to enact measures protecting the

scenic and pastoral character of lands along the roads at the entrances to Sun Valley.

- e. Cooperate with the city of Ketchum and local arts groups to identify an appropriate site for a multi-purpose community building in Sun Valley or the surrounding area.
- f. Work cooperatively with the Sun Valley and Elkhorn resorts and the Sun Valley Elkhorn Association (through joint ventures, land exchanges and zoning exchanges & etc.) and incorporate their plans into the Comprehensive Plan, to the extent that such plans are consistent with the other Comprehensive Plan goals and objectives.
- g. Recognize the role that Ketchum currently fills as the commercial center for northern Blaine County and do not seek to duplicate these services within Sun Valley. Consider ways the City can contribute to or support Ketchum's recreational facilities, which also serve the needs of much of the population of northern Blaine County.

IV. ANALYSIS AND RECOMMENDATIONS

A. Community Character

The City of Sun Valley has evolved around the oldest ski resort in the United States on lands formerly known as the Brass Ranch. It is an area of great scenic beauty and historical significance. Most land within the City has not been altered in any way by man-made development and has retained a most attractive scenic, natural and pastoral character. Other land in the City has been only slightly altered by the development of a small, recreational community which has been planned and constructed to accommodate the scenic, natural beauty and the pastoral character of the area.

The undeveloped lands have historically been used for agricultural grazing and resort/recreational purposes. They are intrinsically valuable both to the resort owner/operator and to the citizens of the City for several reasons. Among those reasons are:

- (1) Resort/recreational land uses and scenic assets have both historic and intrinsic economic value to the resort owner/operator by way of enhancing the variety and the quality of each customer's recreation experience.
- (2) Such lands provide areas for outdoor recreation activities which form the economic foundation of the resort/recreation operation, and of the tourist based economy of the City.
- (3) These undeveloped lands have constituted a material inducement to the sale and development of other properties by the resort owners, and contribute to the growth of a very attractive, permanent, residential community; a continuing benefit to every property owner within the City.
- (4) Such lands provide for grazing and other agricultural uses, which have been in existence since the time the first settlers came to the area. These historical, agricultural uses add to the scenic, pastoral and rural character of the City, all of which are important to the resort/recreational operation. They are equally important to the tourist based economy and to the permanent residents of the City.

It is the public policy of the City of Sun Valley to recognize the values of these important economic land uses in the Comprehensive Plan; to adopt development regulations which protect the rights of private property owners relating to such lands; and to preserve the intrinsic values that such lands provide for their owners, for the tourist based economy of the City, and for its permanent residents.

B. Environmental and Land Use Analysis

To provide a comprehensive guide to the future development of the City of Sun Valley, an expressed purpose of the **Sun Valley Comprehensive Plan Update** is to provide the City with easily understandable maps of existing natural resources and environmental constraints. This has been accomplished by the creation of two map sets to accompany the **Plan Update**, one depicting views and environmental analysis and the other depicting the land use analysis. Each map set contains five maps, covering the entire area of the City of Sun Valley, with the exception of one portion of the Lane Ranch which has not been mapped in detail, since it contains mostly lands in excess of 25% slope.

The views and environmental analysis maps provide a general depiction of natural resources and environmental constraints within the City. They should not be used for detailed site plan analyses. Instead, the maps provide an indication of where natural resources and environmental constraints are likely to be present. Such constraints indicate that site specific analyses of individual parcels should occur.

The views and environmental analysis maps depict the following types of information.

1. Slopes - The maps depict all areas in excess of twenty-five (25) percent slope, based on analysis of topographic mapping of the City. The twenty-five (25) percent slope standard was chosen because it is a generally recognized standard in the planning profession, indicating where development may be inappropriate due to the cuts which occur on hillsides or the removal of vegetation which can be expected on such slopes and the general instability of steeply sloping soils to support development. It is also a standard used by Blaine County for planning purposes.
2. Flood Hazards - The maps depict all areas within the river course and within the one hundred (100) or five hundred (500) year floodplain, based on the information found in the **1977 Flood Insurance Study** completed for the City by the U.S. department of Housing and Urban Development (HUD). The hazard areas have been transcribed from those in the Flood Study and include section lines which are cross referenced to those in the Study to provide a more detailed correlation to actual conditions in the field. The maps also depict the perennial drainages within the City, to identify where it may be necessary to preserve aquatic habitat and unique vegetation.
3. Wetlands - The maps transcribe those wetlands in the City depicted on the **Draft Plan National Wetlands Inventory**, U.S. Department of the Interior, 1989. Some areas depicted on the maps are, in reality, wetlands which have been filled and developed, but they are shown here to provide a better understanding of how the City's development patterns have affected these natural features. Wetlands are of importance because of the natural value they have as animal and bird habitat and for aquifer recharge.
4. Vegetation - The maps depict significant masses of trees located within the City.

The areas shown have been taken from the City's base maps and have been verified through analysis of recent aerial photography of the City and limited field checks. Large masses of trees are not very common within the City and are a valued feature for the visual variety they offer and the opportunity they provide to screen development.

5. Avalanche Hazards - The maps depict those avalanche hazards identified by Art Mears, a recognized avalanche expert, on his maps prepared for the City in 1978. The maps depict both severe and less severe avalanche hazard areas. A conversation with Mr. Mears during the planning process revealed that in the last decade, more sophisticated avalanche hazard mapping techniques have been developed which would probably alter the boundaries shown for avalanche hazards by excluding some areas shown and including some areas not shown. Extreme care should be taken, therefore, in using the avalanche hazard depiction, including field verification, to insure that developers are required to study known and potential avalanche hazards in detail before development is allowed to occur.

6. Wildlife Habitat - The maps depict critical wildlife habitat areas, as identified by the Idaho Department of Fish and Game in an analysis they performed in support of the **Comprehensive Plan Update**. Areas depicted include principally critical elk wintering areas and fish and beaver habitat. Wildlife have an important role both as an attraction to visitors to the community and as a resource enjoyed by its residents.

7. Visual Features - The maps depict important public views in Sun Valley, as determined by field inspection. Public views are those which can be seen from public locations such as roads or from places where people frequently assemble within the City. They include views of prominent agricultural/recreational lands, surrounding mountains (especially the ski areas), points from which a special view is obtained (such as the ridge between the Trail Creek and Elkhorn valleys) and at, or to, traditional buildings (such as the Red Barn, Trail Creek Cabin or Sun Valley Lodge). Areas with less attractive views (such as the Sun Valley service yard) are also indicated.

In addition, the maps also depict lands which are developed and those which are undeveloped, a characteristic which is analyzed in greater detail on the land use maps.

The land use analysis maps identify the major development categories within the City, using the City's adopted zone districts as the basic guideline. (This proved necessary because the City did not prepare or adopt a separate land use map with the 1978 Comprehensive Plan.) Lands determined suitable for development, whether presently developed or not, are categorized as RA (Rural Estate), RS (Low Density Residential), RM (Moderate Density Residential), CC (Commercial Core) and SC (Service Commercial). In addition, lands in the OS (General Recreational) category are categorized as undeveloped recreation or agricultural land.

The maps also depict several other types of land use. Public facilities and utilities are

shown, including City Hall, the Community School, the Elkhorn Fire Station, and the Elkhorn power substation. Traditional structures, including the Hemingway Memorial, Rudd Mountain Ski Lift, Power House and Red Barn are also individually designated. Major arterial routes, key intersections and bus routes are shown, as are Ketchum Area Rapid Transit (KART) bus stops. The trail system is also depicted, including Class I and Class II commuter trails, and back country hiking/mountain biking trails.

The land use pattern in Sun Valley can be generally described as cluster developments along the valley floor, with the hillsides being primarily left undeveloped. The two village centers contain the highest density development and virtually all of the commercial activities. Densities decrease with distance from the village centers. Neither village core has experienced significant development in recent years. Instead, new development has filled in many of the outlying areas, with large detached residences. The Sun Valley and Elkhorn golf courses and Dollar Mountain ski area provide undeveloped contrast to development. Trails circulate along the major roads in both the Trail Creek and Elkhorn valleys and provide an alternative to vehicular transportation in the area.

B. Plan Recommendations

Considering the goals and objectives formulated by the City and other input received from citizens and elected and appointed officials throughout the planning process, maps were drawn depicting recommended changes to the **Sun Valley Comprehensive Plan**. The Future Land Use and Plan Recommendations are illustrated on Maps 2 through 6.

There are a number of themes which underlie the Plan Recommendation maps, as expressed in the goals and objectives. The purposes of the Plan Recommendations are:

- * to maintain the character of the community by preserving in an undeveloped state large tracts of environmentally or visually sensitive lands;
- * to enhance the sense of community in Sun Valley by identifying locations for facilities which will be required as the community grows, and providing potential locations for housing for key emergency response employees of the community;
- * to accommodate the future development needs of the resort and residential aspects of Sun Valley by maintaining the underlying zoning designations where they do not conflict with environmental constraints and by expanding the development potential of certain sites which do not exhibit environmental constraints and appear to be well suited for development; and
- * to be consistent with the original concept for development of the area, including having only two commercial centers in the City, restricting high density development to these areas and preserving significant amounts of undeveloped, agricultural/recreational land between development clusters.

City of Sun Valley

Master Plan

Adopted by the Mayor and City Council
under Ordinance No.

Ruth M. Lieder- Mayor

ATTEST:
Roy Rainey- City Manager

SUN VALLEY, IDAHO

FUTURE LAND USE AND PLAN RECOMMENDATIONS LEGEND

- Residential
- Commercial
- Public
- Agricultural/Recreation

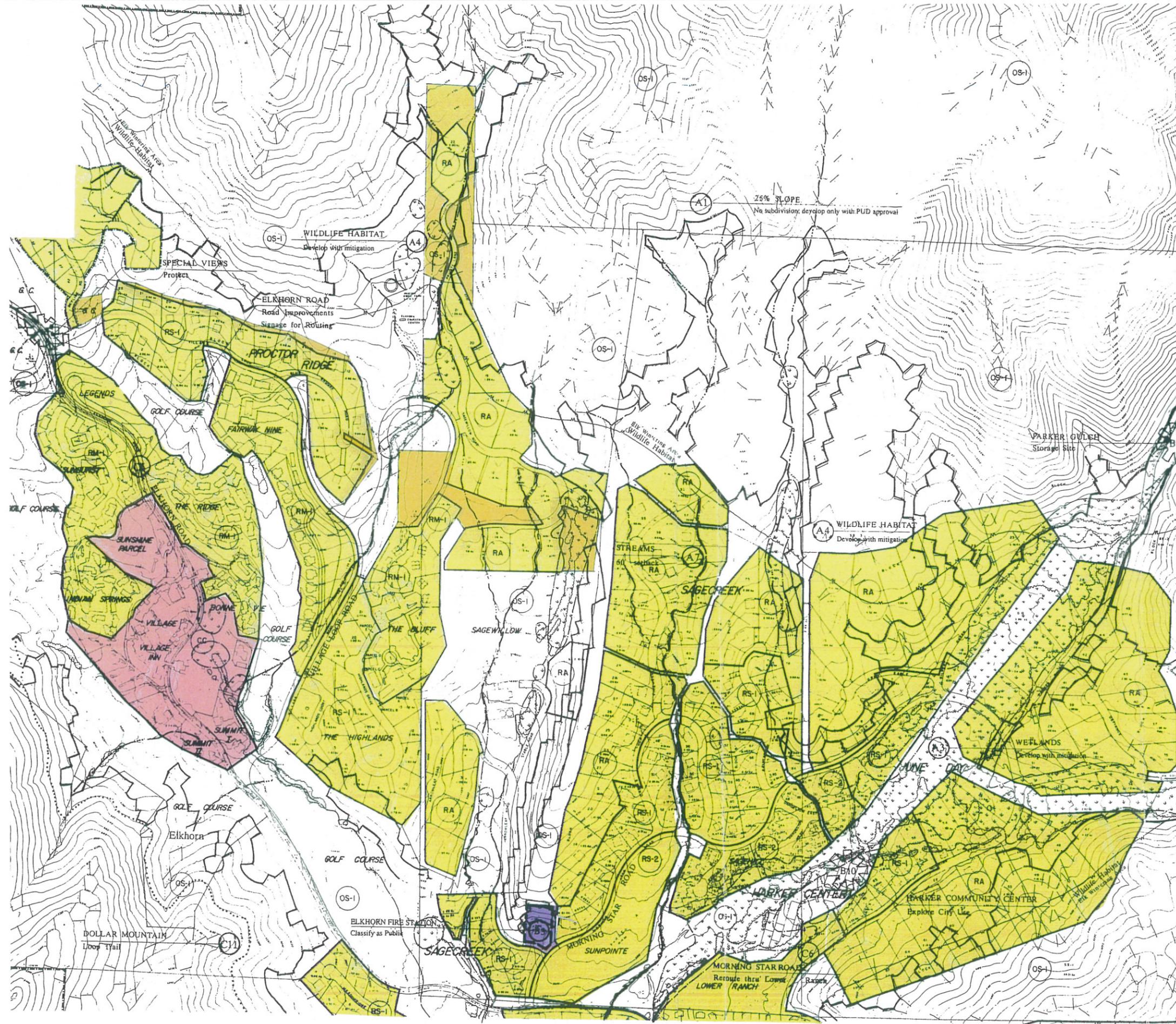
Scale: 1" = 200'
200 100 0 100 200 400
December, 1991
Revised December, 1993



SHEET REFERENCE PLAN
Not to Scale

Map 4 Elkhorn Village Sheet #3

SOURCES: WETLANDS- Draft Plan, National Wetlands Inventory
U.S. Department of the Interior, 1989.
FLOODPLAIN- Flood Insurance Study, 1977.
AVAILABILITY ZONES- An Moen Mapping, 1978.
WILDLIFE HABITAT- Idaho Dept. of Fish & Game,
Jerome, ID, 1991.



City of Sun Valley

Master Plan

Adopted by the Mayor and City Council under Ordinance No.

Ruth M. Lieder- Mayor

ATTEST:
Roy Rainey- City Manager

SUN VALLEY, IDAHO

FUTURE LAND USE AND PLAN RECOMMENDATIONS.

LEGEND

- Residential
- Commercial
- Public
- Agricultural/Recreation



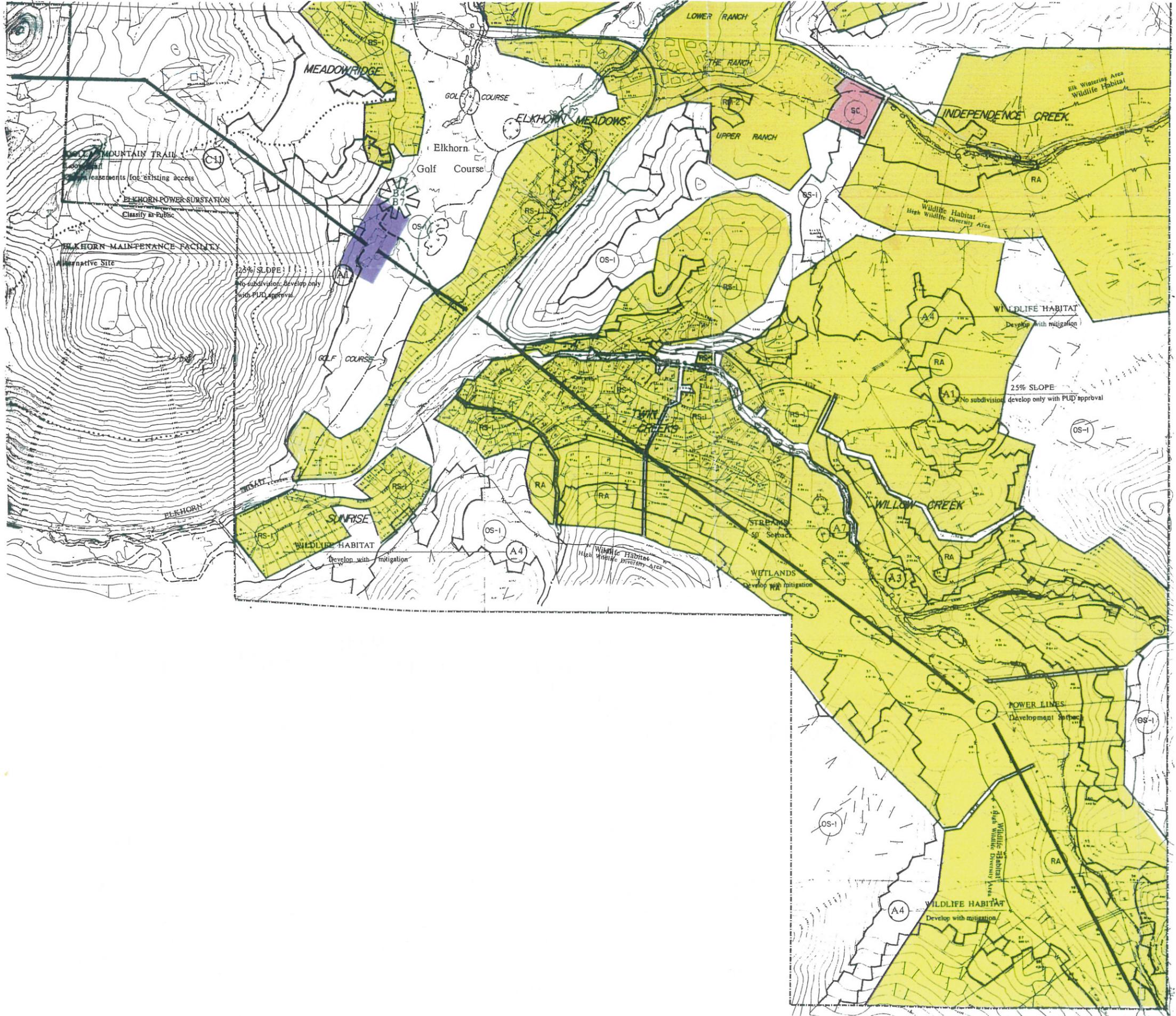
December, 1991
Revised December, 1993



SHEET REFERENCE PLAN
Not to Scale

Map 5 Elkhorn Village Sheet #4

SOURCES: WETLANDS- Draft Plan, National Wetlands Inventory
U.S. Department of the Interior, 1999.
FLOODPLAIN- Flood Insurance Study, 1977.
AVULSION ZONES- An Mosaic Mapping, 1978.
WILDLIFE HABITAT- Idaho Dept. of Fish & Game
Jerome, ID, 1991.



City of Sun Valley

Master Plan

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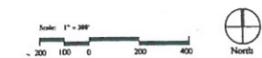
Ruth M. Lieder- Mayor

ATTEST:
Roy Rainey- City Manager

SUN VALLEY, IDAHO

FUTURE LAND USE AND PLAN RECOMMENDATIONS LEGEND

- Residential
- Commercial
- Public
- Agricultural/Recreation



December, 1991
Revised December, 1993

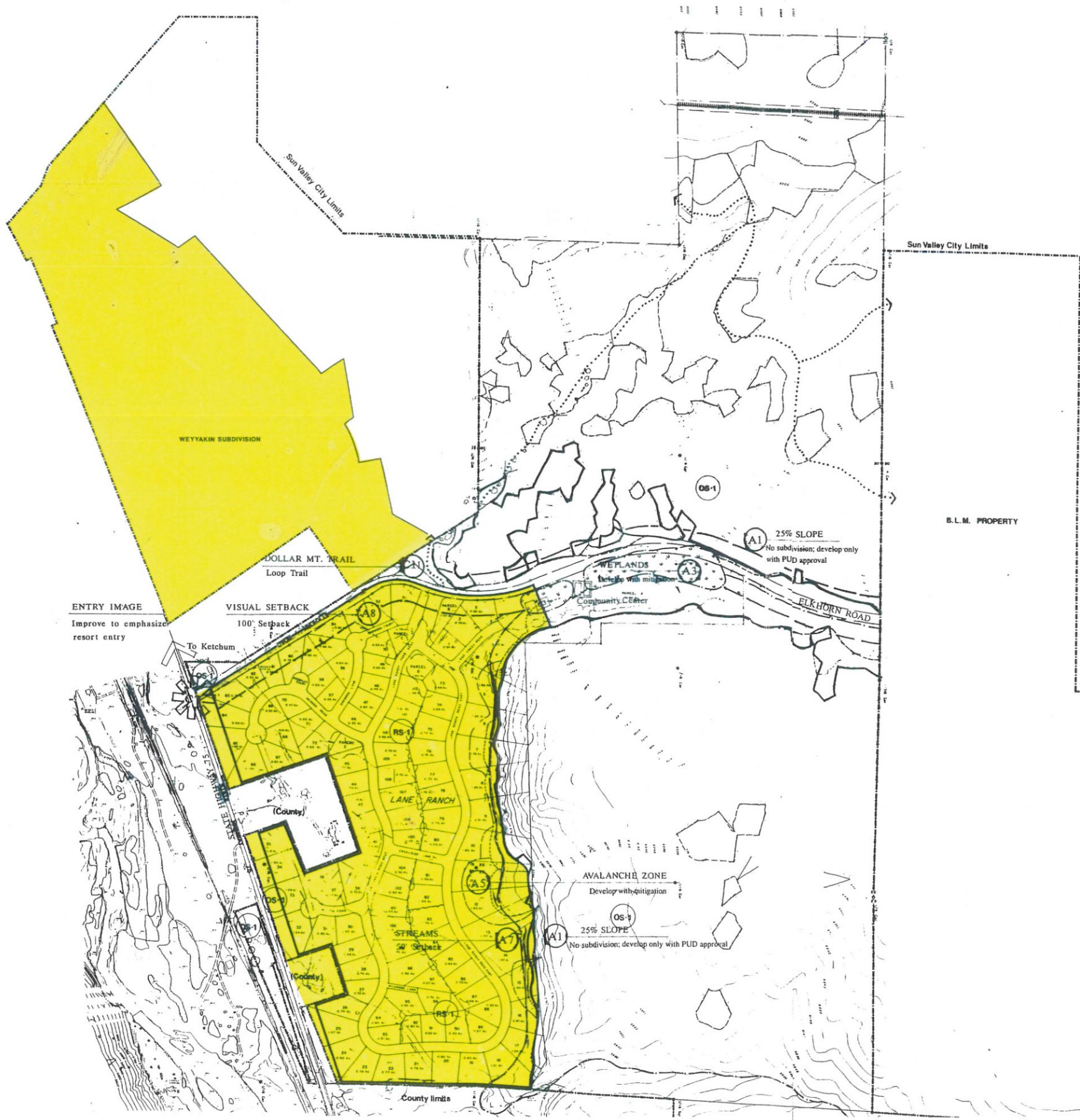


SHEET REFERENCE PLAN
Not to Scale

Map 6

Lane Ranch Sheet #15

SOURCES: WETLANDS- Draft Plan, National Wetlands Inventory
U.S. Department of the Interior, 1987.
FLOODPLAIN- Flood Insurance Study, 1977.
AVALANCHE ZONES- Arc Mountain Map, 1976.
WILDLIFE HABITAT- Idaho Dept. of Fish & Game,
Jerome, ID, 1991.



The Plan Recommendations are also summarized in Figure 5. The figure is organized into four categories, these being land use, community facilities, circulation, and employee housing, and addresses the following types of implementation actions:

- * amendments to the Sun Valley Zoning Ordinance and Subdivision Regulations;
- * amendments to the official City of Sun Valley Zone District Map;
- * development or expansion of a park or necessary public facility; or
- * improvement of the road network, trail system or bus system.

The rationale for, and details associated with, the recommendations are described below.

1. Land Use

The land use recommendations are organized into six sub-categories: the future land use map; environment; visual; traditional sites and structures; zoning; and special sites.

a. The Future Land Use Map

The following classifications, illustrated on Maps 2 through 6, the Future Land Use and Plan Recommendations Maps, identify areas suitable for present and future uses of land:

- * **RESIDENTIAL LAND USE:** Area appropriate for housing of permanent and second home residents.
- * **COMMERCIAL LAND USE:** Area appropriate for retail, financial, office, restaurant and similar commercial uses serving the business needs of the community, along with facilities, services and/or housing accommodations supporting the tourist industry.
- * **PUBLIC LAND USE:** Area used or appropriate for public and community facilities and services including government facilities, schools, churches, hospitals maintenance and utility facilities, and accessory employee housing incidental but associated to the public or utility use.
- * **AGRICULTURAL/RECREATIONAL:** Area appropriate for agriculture, recreation and/or historical and open space preservation, including environmentally sensitive lands such as steep hillsides, avalanche areas, critical wildlife areas and wetlands, which are generally precluded from development or where development may be limited. Initiation of changes in the use of Agricultural/Recreation lands must be sustained by the presence of a major public benefit or asset to the City and its inhabitants.

SUMMARY OF PLAN RECOMMENDATIONS

<p>A. LAND USE ENVIRONMENT</p>	<p>1 25% Slope - No subdivision; development may be permitted up to 35% slope with PUD approval; recreational trail development permitted.</p>	<p>B. COMMUNITY FACILITIES</p> <p>PUBLIC LAND USE DESIGNATION Create Public Land Use Designation for all Public Areas</p>	<p>C5 Elkhorn Road - Consider improvements to Elkhorn Road. (Re-grade the road to reduce its slope, allowing the City to formally accept the road for maintenance purposes; widen the road; or improve the intersections at each end of the loop by creating two "T" intersections, placing signs at the intersections which route traffic onto the Village Loop, especially during winter, and making a smoother radius for vehicle turns.)</p>
<p>2 Floodplain - Refer to Flood Insurance Study. Construction to meet specified standards.</p>	<p>B1 Community School - Classify as public.</p>	<p>Community School - Classify as public.</p>	<p>C6 Morningstar Road - Reroute through Lower Ranch.</p>
<p>3 Wetlands - Development permitted with specified mitigation. Precise boundaries may be determined by further studies.</p>	<p>B2 City Hall Site - Classify as public.</p>	<p>City Hall Site - Classify as public.</p>	<p>C7 Entry Image - Improve entry image at Route 75/Elkhorn Road to emphasize entry to resort.</p>
<p>4 Wildlife - Development permitted with specified mitigation. Precise boundaries may be determined by further studies.</p>	<p>B3 Elkhorn Fire Station - Classify as public.</p>	<p>Elkhorn Fire Station - Classify as public.</p>	<p>C8 Proctor Mountain Road - Preserve public pedestrian access along this vacated road.</p>
<p>5 Avalanche - Development permitted with specified mitigation. Precise boundaries may be determined by further studies.</p>	<p>B4 Elkhorn Power Sub-Station - Classify as public.</p>	<p>Elkhorn Power Sub-Station - Classify as public.</p>	<p>C9 Gun Club Parcel - Preserve access to numerous trails through this parcel.</p>
<p>6 Trees - Protect trees to maximum extent; tree permit required for removal; mandatory replacement of all trees greater than 6" caliper.</p>	<p>B5 Sun Valley Road Site - Share site with Sun Valley Company; improve existing visual character; screen buildings with trees on roadside; build into hillside</p>	<p>Sun Valley Road Site - Share site with Sun Valley Company; improve existing visual character; screen buildings with trees on roadside; build into hillside</p>	<p>C10 Extension to Boundary Campground - Extend Class 1 Commuter Trail along Sun Valley Road to Boundary Campground; allow for loop connection with trail to Proctor Mountain Road.</p>
<p>7 Streams/Rivers - 50' development setback from center of streams and from high water mark of rivers.</p>	<p>B6 Parker Gulch - Site to be used only for storage; develop visual buffer.</p>	<p>Parker Gulch - Site to be used only for storage; develop visual buffer.</p>	<p>C11 Dollar Mountain Trail - Hiking trail around Dollar Mountain at 6,100±; access from existing trails; obtain easements for all trails.</p>
<p>8 Scenic Areas - Development to be discouraged from locating on ridgelines or other highly visible locations and to be encouraged to use natural topography and natural vegetation for screening. Development to be set back from power lines.</p>	<p>B7 Elkhorn Maintenance Site - Alternative site; large and well setback from road; possibly too distant?</p>	<p>Elkhorn Maintenance Site - Alternative site; large and well setback from road; possibly too distant?</p>	<p>C12 Creekside Trails - Obtain easements to develop a trail system along Trail Creek.</p>
<p>9 Agricultural/Recreational Land Protection - Agricultural/Recreational land that is critical to the area's visual character should be protected (e.g., separation between identifiable communities). Important "views to" include Penny Mountain, Bald Mountain, Dollar Mountain, Lake, Sun Valley Lodge.</p>	<p>B8 Rudd Mountain Lift Park - Create a small pocket park at base of lift.</p>	<p>Rudd Mountain Lift Park - Create a small pocket park at base of lift.</p>	<p>D1 Gun Club Parcel - Include some multi-family for affordable housing; expand Gun Club Parcel to edge of 25% slope.</p> <p>D2 Emergency Response Employees - Provide housing for emergency response employees by creating dormitory accommodations within public buildings, such as fire station.</p>
<p>10 Red Barn</p>	<p>B9 USFS Land Near Boundary Campground - Pursue agreements with USFS to operate, maintain and expand Boundary Picnic Area; develop for recreational vehicle and other organized camping, to include a pay shower facility and a picnic and interpretive area.</p>	<p>USFS Land Near Boundary Campground - Pursue agreements with USFS to operate, maintain and expand Boundary Picnic Area; develop for recreational vehicle and other organized camping, to include a pay shower facility and a picnic and interpretive area.</p>	<p>D3 Rezone Land - Respond positively to requests by commercial and lodge developers wishing to zone land within the city to meet their employee housing needs. Possible locations include the land currently used by the Sun Valley Company for housing its employees and the Gun Club Parcel.</p>
<p>11 Trail Creek Cabin and Hemingway Memorial</p>	<p>B10 Harker Community Center - Explore City use of Harker Pool and recreation facilities based on contribution of funds.</p>	<p>Harker Community Center - Explore City use of Harker Pool and recreation facilities based on contribution of funds.</p>	<p>D4 Housing Authority - Participate in broader valley housing program through City of Ketchum Housing Authority.</p>
<p>12 Rudd Mountain Ski Lift</p>	<p>B11 Outdoor Amphitheater - Optional sites at base of Dollar Mountain or opposite it in natural amphitheater; resolve parking.</p>	<p>Outdoor Amphitheater - Optional sites at base of Dollar Mountain or opposite it in natural amphitheater; resolve parking.</p>	<p>D5 Commercial and Lodge Development - Require new commercial and lodge development to provide housing for 25% of the employees they generate.</p>
<p>13 Sun Valley Lodge</p>	<p>B12 Cemetery Site - To be determined.</p>	<p>Cemetery Site - To be determined.</p>	<p>D6 PUD Incentives - Permit, through the PUD process, density bonuses, height and setback variations, and a variety of uses to be built in exchange for construction of on-site employee housing units.</p>
<p>14 Power House</p>	<p>C. CIRCULATION</p>	<p>C. CIRCULATION</p>	
<p>15 Opera House</p>	<p>ROADS</p>	<p>ROADS</p>	
<p>16 Horse Stables</p>	<p>C1 New Dollar Road (bypass) - Evaluate, in detail, public costs and benefits of this proposal.</p>	<p>New Dollar Road (bypass) - Evaluate, in detail, public costs and benefits of this proposal.</p>	
<p>17 Harriman Cottage</p>	<p>C2 New Dollar/Elkhorn Road Intersection - Improve.</p>	<p>New Dollar/Elkhorn Road Intersection - Improve.</p>	
	<p>C3 New Dollar Road - Improve surface drainage on curve.</p>	<p>New Dollar Road - Improve surface drainage on curve.</p>	
	<p>C4 Old Dollar Road - Improve Old Dollar Road and add a pedestrian sidewalk.</p>	<p>Old Dollar Road - Improve Old Dollar Road and add a pedestrian sidewalk.</p>	

Interpretation and Use of the Future Land Use Map

1. Precise distinctions between the various land uses will be more specifically defined upon application of the goals, objectives, recommendations, and the land use classifications of this **Comprehensive Plan**, to the Zoning Ordinance and Zone District Map. Decisions on zoning density and allowable uses should be guided by the goals, objectives, recommendations, and the land use classifications contained in this plan.
2. The land use designations are defined with regard to the primary uses of the areas, but do not exclude other uses determined compatible during the zoning process so long as consistent with the goals, objectives and recommendations of this **Comprehensive Plan**.

b. Environment

The environmental recommendations are a direct outcome of the natural resources and environmental constraints maps. Development on slopes in excess of 25% will be considered through the Planned Unit Development (PUD) review process.

Applicants for development in areas designated as floodplains on the City's Flood Insurance Study will be required to meet specified standards for construction materials and methods, ensuring the safety of life and property. New construction will be required to be elevated above the 100 year flood elevation, to avoid impacts of increased flooding on downstream properties. Development will be prohibited from encroaching into the floodway, since during flood events, these areas carry debris and high velocity waters.

Applicants for development in areas designated as wetlands, avalanche hazards and wildlife habitat will be required to mitigate the impacts of their proposal. If an applicant believes the boundaries of such areas, as depicted on the environmental analysis maps, are not correct for a particular parcel of land, the applicant may present technical evidence which conclusively establishes a revised location for the area.

Tree protection measures are also recommended to be implemented, including requiring a permit to be obtained for tree removal and requiring replacement of all trees over six (6) inch caliper. Lastly, development is recommended to be set back a minimum of fifty (50) feet from the center of all streams and the high water mark of all rivers identified on the environmental analysis maps.

c. Visual

Areas identified on the environmental resources maps as important agricultural/recreation parcels proximate to a major road are recommended to receive special attention in the development review process. Under this "scenic review", development is discouraged

from locating in highly visible foreground or ridgeline locations and is encouraged to use natural topography or natural vegetation for screening. Development is also recommended to avoid locations under or near the major power lines.

d. Traditional Sites and Structures

Certain sites and structures have special importance to the history and tradition of the City of Sun Valley and are recommended for special consideration. These sites and structures are the Trail Creek Cabin, Hemingway Memorial, Rudd Mountain Ski Lift, Power House, Opera House, Sun Valley Lodge, Red Barn, Horse Stables and Harriman Cottage. The intent of this designation would **not** be to place a historic preservation style of review over these sites, nor to try to preserve every detail of their current materials in place. Rather, the intent would be to perpetuate the general character, appearance and traditions associated with these sites and structures. Development will be permitted to occur around and within them, to maintain their vital functions within the fabric of the City.

e. Zoning

The City should re-evaluate its zoning map as a result of analyses completed and input received during the planning process in order to insure consistency with the goals and objectives of the **Comprehensive Plan Update**. Changes should be based upon indications that conditions have changed in the neighborhood, or that other public purposes would be served. Formal amendment of the Zone District Map will be necessary to implement these recommendations.

In amending the zoning ordinance and land development code, the City Council shall be guided by the Future Land Use and Plan Recommendations Maps. The extent and timing of zoning changes to reflect these Maps shall be at the discretion of the City Council. Until such time as the current zoning districts are changed, development of property shall be considered under the goals and policies of the **Comprehensive Plan Update**, together with the applicable zoning and development regulations.

A new zone district overlay, the Community Resource Lands Overlay, is recommended to be created for the purpose of adding an extra layer of protection to certain critical undeveloped parcels which are fundamental to the character of the City. This overlay is recommended to be placed on Dollar Mountain, the Sun Valley and Elkhorn Golf Courses and Rudd Mountain Ski Lift.

f. Special Sites

There are three sites within the City of Sun Valley which have particular importance to citizens and visitors because of their great visibility from public thoroughfares. One site includes the open hillsides and pasture lands along Sun Valley Road at the entrance to the City, commencing in the vicinity of the City boundary between the Cities of Ketchum

and Sun Valley and extending to the intersection of Saddle Road and Sun Valley Road. That area is generally referred to as the Sun Valley Road entrance area.

The second area is located in the vicinity of Sun Valley City Hall and is located to the east of Dollar Road. That area is referred to generally as the Dollar Road Hillside. The third area is located at the southern entrance to the City of Sun Valley, along Elkhorn Road, in the hillsides which are above the Weyakkin Subdivision. That area is generally referred to as the North Lane Ranch parcel.

In the process of reviewing these parcels for purposes of determining their proper characterization on the Land Use Map, difficulties have arisen. Public comment has consistently focused on the erroneous, but widely held idea, that because these properties have generally been designated for land use and zoning as open space properties, they are not available for any kind of development.

Public comment would indicate that citizens of the City believe that these properties will never be changed from their present uses. Those uses range from grazing uses along Sun Valley Road on the Sun Valley entrance area, to open hillsides in the Dollar Road hillsides and the North Lane Ranch parcel.

Updating the **Comprehensive Plan** has been in part a process of educating the public that present OS-1 zoning designations do not prohibit the development of the properties in the OS-1 zone as established at the time of the adoption of this **Comprehensive Plan Update**. Construction of recreational facilities, roads, and structures associated with recreational use have been permitted under the OS-1 zoning designation.

In the review of the **Comprehensive Plan** much attention has been given to the possibility of designating the parcels noted in this subsection on the Future Land Use Map consistent with development plans of the owners of the parcels. However, for reasons beyond the City's control, those development plans have not been forthcoming.

Accordingly, it is necessary for the Future Land Use and Plan Recommendations Map to take into account unspecified, potential, future development. To best address that unspecified, potential, future development, the three special areas noted in this subsection have been classified as agricultural/recreational land use on the Future Land Use Map. That land use category is the most general land use category considered, and provides the greatest flexibility in terms of addressing possible future development.

It is the public policy of the City of Sun Valley that these special parcels shall be addressed on a case by case basis as the owners of the parcels elect to develop them. The City shall avail itself of the contract zoning provisions recently afforded full legal status by the Idaho Legislature in addressing these special parcels and shall consider possible changes in the Future Land Use and Plan Recommendations Map and underlying zoning in conjunction with specific applications made by the owners.

That public policy is based on the tenet that the City will be in a position to best require mitigating acts by the property developers in conjunction with proposed development by addressing such mitigation in the context of contracts for zoning changes. However, it should be made clear that the actions of the City in dealing separately with these three parcels should be construed as a statement to the public that these parcels are intended to be preserved as they are presently used, but may be subject to expanded use in the future. Constitutional concepts of due process limit the power of the City to prohibit development in such a way as to remove all economic beneficial use.

2. Community Facilities

The recommendations pertaining to community facilities are organized into four sub-categories, these being public zone district, maintenance, parks and other facilities.

a. Public Zone District

Presently, community facilities are developed within the General Recreation zone district. This does not provide for an appropriate form of review for such facilities, nor recognize the special needs such facilities may have. A new Public zone district will provide for the necessary sites and facilities of public entities or public services.

b. Maintenance

The City of Sun Valley does not currently operate a maintenance facility for its fleet of vehicles. The lack of such a facility puts the City in a difficult position with regard to maintaining critical vehicles necessary to remove snow, maintain streets and provide for police and fire safety. A number of options were examined during the planning process.

One option which was explored was consolidation with the new City of Ketchum site. This option was discarded due to the constrained size of this site and the distance from much of Sun Valley's operations.

An alternative site, which is somewhat distant from much of the City but appears to be of adequate size and is well screened, is the Elkhorn Golf Course maintenance site. A third site, in Parker Gulch, is suggested for use as a storage area for winter traction material for winter street maintenance. Care must be taken to avoid use of this site during times of the year if it is determined to be part of the area's wildlife habitat

The preferred option is to share the site presently used for service by the Sun Valley Company. Considering the current condition of the site and its proximity to much of the City, appropriate development of this site, to include earth-sheltered building into the hillside similar to the Elkhorn Fire Station, and using vegetative buffers, will allow for continuing use of the site without visual or operational conflicts with tourist or other municipal activity.

c. Parks

The only existing public park land in Sun Valley is associated with the trails system. The trails currently traverse approximately 42,100 linear feet (almost 8 linear miles), with an average width of 10 feet. This provides approximately 9.65 acres of land, which is currently used for public trail purposes.

Research regarding the amount of park land provided by resort communities reveals the typical standard to be approximately 3-5 acres of developed park land per 1,000 persons. This standard is somewhat below typical national park and recreation standards for communities, which range from 5-10 acres of park land per 1,000 population.

Resorts have a somewhat lower standard than other communities because of the abundance of private recreational facilities found in resorts and their proximity to federal lands, and other recreational amenities. Sun Valley clearly shares these characteristics, with its ski areas, golf courses, swimming center and ice rink, and considering the proximity of the City to vast national recreation lands and the other recreation facilities of northern Blaine County.

Technically, there is an existing deficit of park land, considering the current estimated number of residents and seasonal employees (1,338) and visitors (7,472) and a recommended standard of 3.0 acres per 1,000 population. However, several factors mitigate against this conclusion. First, there are over 7.0 acres per 1,000 population, considering only the resident population. Second, both residents and, more particularly, visitors, have an extraordinary array of private land and facilities from which to choose for recreation. Finally, Sun Valley is surrounded by national forest and national recreation lands, which offer further recreation opportunities.

Based on these factors, it is the conclusion of the **Comprehensive Plan Update** that the existing park land and recreation facilities meet the minimum standards for the current population. However, there remains a considerable need to develop new park areas because while the trails may meet minimum needs, they do not offer the range of recreation opportunities desired or required by residents and visitors, which include both passive areas for picnic tables and active areas for organized recreation.

A Trail Creek Canyon Management Study was recently completed by the Forest Service. The preferred alternative of that study emphasizes resource protection and dispersed recreation management, with less recreation facility development, and more restrictions on indiscriminate travel within the upper (eastern) portion of the area. The Forest Service indicated its desire to pursue agreements with the City, and with other local public and private interests, for the construction, operation and maintenance of an expanded Boundary Picnic Area and Campground. Boundary Campground should be developed for recreational vehicles and other organized camping, to include a pay shower facility, and as a picnic and interpretive area.

d. Other Facilities

Sites for several other key public facilities have also been considered during the planning process. Two sites for an outdoor amphitheater have been identified, these being at the base of Dollar Mountain or directly across Elkhorn Road. The topography of either site lends itself to a natural use of the hillside for seating. An important issue associated with both sites will be the location of parking for events held in the amphitheater.

A location for a cemetery should be carefully considered at an appropriate time.

Discussions have been underway for some time regarding the future of health care facilities within Blaine County. The outcome of these discussions will have an impact on the future use of Moritz Community Hospital and the Molly Dodd Scott Clinic. The City must assure that health services of the highest quality continue to be available to the citizens of Sun Valley in any such future planning.

The Moritz Community Hospital site may become a key redevelopment parcel within the City. A variety of private sector uses by the Sun Valley Company would potentially be of benefit to the community, including creation of conference or health/athletic center facilities. The site also has the potential to be operated as a satellite health clinic, or for other community facility purposes.

3. Vehicle and Pedestrian Circulation

The recommended circulation improvements are organized into two categories, these being roads and trails.

a. Roads

Several recommendations with respect to road improvements are found on the Future Land Use and Plan Recommendation Maps.

One concept which was evaluated, at the request of Sun Valley Company, is to improve the road through the Horsemen's Center to create a bypass to New Dollar Road, with the bypassed section of road being abandoned. This concept was originally presented as part of what was known as "the ultimate plan" in the City of Sun Valley Transportation Study, completed by CH2M HILL and John Exley in October, 1982.

The principal benefit of this concept is the separation of traffic going to Elkhorn from that heading to the Sun Valley Lodge area. This should de-emphasize the Sun Valley Road/Saddle Road intersection to some degree and permit a more attractive, better functioning entrance to the Sun Valley Resort complex to be developed. The road would, however, be costly to build and would require extensive environmental impact mitigation. It should be evaluated in greater detail to determine whether its public benefits justify the

anticipated costs and who should bear those costs.

Improvements need to be made to the intersection of New Dollar, Elkhorn, Dollar and Fairway Roads, by way of realigning the intersection for safety and convenience.

The intersections of Elkhorn Road with Village Loop Road, above and below the Elkhorn Resort, are needed to limit the public traffic using the private street through the resort campus. Ownership of this street is uncertain, and private property interests may be involved. Conflicts and steep gradient make Elkhorn Road difficult to negotiate, and unsafe when winter road conditions cause surface icing. Alternatives include but may not be limited to:

- * re-grading the road to reduce its slope (which would allow the City to formally accept the road for maintenance purposes);
- * widening the road; or
- * improving the intersections at each end of the loop, by creating two "T" intersections, placing signs at the intersections which route traffic onto the Village Loop Road, (especially during winter), and making a smoother radius for vehicle turns.

It is recommended that the City immediately proceed with intersection improvements and sign placement, and monitor the effects of this action. If through traffic continues to use Elkhorn Road, or if other problems develop from the sign controls, then the road regrading project, or other appropriate solutions, may become necessary.

Installation of the traffic signal at Elkhorn Road and State Highway 75 made this intersection the primary entrance to Elkhorn. The intersection does not project positive entrance image at this time. It is difficult for visitors to identify the intersection, or to differentiate it from many other, lesser entries into subdivisions along Highway 75. A site-specific design for the entry should be performed to create a clear image that this is the entrance to the Elkhorn Resort.

A similar site-specific design should be done for an entrance at the City limits on Sun Valley Road to identify the City and the Sun Valley Resort.

A final recommended road improvement is to either widen Morningstar Road through the Ranch, or re-route the street along an alternate route. Such improvement is necessary because the right of way for the present street alignment is inadequate, presenting sight distance and safety problems, particularly when cars are parked along the road, and when snow storage is necessary.

b. Trails

Actions are necessary to preserve public access onto several recreational trails for which public easements do not currently exist. These actions include preserving public pedestrian access along Proctor Mountain Road, a vacated road; and obtaining easements for, and connecting existing trails to, the hiking trails network on Dollar Mountain, and to other public recreation lands and facilities. An extension of the trails system to Boundary Picnic Area is also recommended. A loop connection of this trail across Trail Creek to Proctor Mountain Road is also recommended, if support for this action can be obtained from the U.S. Forest Service.

4. Affordable Housing

The City of Sun Valley recognizes the need for affordable housing for at least three user groups including City employees, private sector employees, and the general public.

a. City Employees

Actions are necessary to assure affordable housing is available for emergency service employees, such as fire police and medical staff. One alternative is to create dormitory accommodations within public buildings, such as the Elkhorn Fire Station. The City may also wish to participate with other governmental entities or the private sector in the construction of new affordable housing units. One method for accomplishing this may be through the City of Ketchum Housing Authority, or a similar public body, if established by the cities or the County. A system should be developed to assure that emergency response personnel are given a top priority for newly established housing units. The City should work with the County government to encourage affordable housing for emergency personnel in appropriate locations outside of the cities.

b. Private Sector Employees

Actions are necessary to assure that those developers of new hotel and commercial projects which create a significant employee housing demand will, in fact, house a percentage of the employees they generate. The City should respond positively to requests by developers of commercial property wishing to develop land within the City to meet their employee housing needs, provided the requests are consistent with the other recommendations of this Plan, and are consistent with the Land Development Code.

Survey data on housing needs is commonly used to generate linkage requirements. In 1990 a **Housing Needs Assessment** was conducted for Blaine County, followed by a survey of employees of the City of Sun Valley, Wood River Medical Center and the City of Ketchum. This data is useful in designing housing needs for employees.

In 1990, the **Blaine County Needs Assessment** estimated there was a demand for 350-

630 additional housing units in Blaine County, based on the number of employees paying an excess percentage of their income for housing and the percentage not satisfied with their current housing situation. The study estimates an additional 400 units may be needed to accommodate growth which will occur in the next two to three years.

Based on the above housing needs studies, it is reasonable to conclude that approximately 30% to 40% of the employees surveyed would live in an employee housing project if one were built, and that about 50% of the City and Wood River Medical Center employees surveyed would live in Sun Valley if affordable housing were available. This range represents the upper end of the percentage of employees who should be provided with housing by new commercial and lodge development. A requirement to house 25% of the employees generated by such development may be a reasonable level at which to begin a housing linkage program.

c. General Public

The production of affordable housing is important to ensure that Sun Valley's population represents a variety of social and economic classes. According to the **Blaine County Comprehensive Plan, Housing Section**, the need for residential ownership assistance is greatest among first time buyers and those with low to moderate incomes. Considering the price of land in sun Valley, relative to the remainder of the County, it is not reasonable to expect such units to be built in Sun Valley, unless incentives are provided to developers. It is recommended that the PUD process include a provision permitting density bonuses, height and setback variations, and a variety of uses to be built in exchange for construction of on-site employee housing units. Top priority for purchasing such units should be given to the City's emergency response personnel. The next highest priority would be for affordable housing ownership units to be provided for persons who work within the City of Sun Valley.

V. ACTION PLAN

The previous chapter of this **Comprehensive Plan Update** provides an overall account of the recommended actions which the City of Sun Valley should pursue in the coming years. However, to make this document truly usable by the City's elected and appointed officials, it is necessary to take it one step further by formulating an action plan for the City to follow. The action plan, which is summarized in Figure 6, prioritizes the entire spectrum of recommended actions into three categories, these being immediate actions, short term actions and long term actions.

Immediate actions are those which should be taken as soon as is technically possible following adoption of the **Comprehensive Plan Update**, but certainly within six months. The immediate actions involve amendments to the Sun Valley Zoning Ordinance and Subdivision Regulations and changes to the Official Zone District Map. The State of Idaho requires these two regulatory tools to be kept consistent with the City's Comprehensive Plan. The City of Sun Valley has wisely chosen to develop these tools on a parallel track to the **Comprehensive Plan Update**, permitting a revised land use code and zone district map to be implemented immediately following adoption of this Plan.

Short term actions are those which should also be pursued immediately after adoption of the Comprehensive Plan Update, but which, because they involve land acquisition, development of parks, community facilities and employee housing, and improvements of roads, are likely to take time to accomplish. Actions have typically been categorized as short term if there is a high degree of need for the City to accomplish them (such as developing a City maintenance facility, improving the Elkhorn Road/Village Loop Road circulation system and creating accommodations for response personnel) or if there appears to be consensus within the community that the proposed action is necessary (such as acquiring certain trail easements). It is recommended that the City aim to accomplish the short term actions within three years.

Long term actions are those which the City is not likely to complete for several years after adoption of the **Comprehensive Plan Update**, but which should be accomplished within five years. Actions have typically been categorized as long term if they are dependent upon another action first occurring or if there is not a high degree of need for the action to be completed immediately.

It is likely that during the course of the implementation period, some actions categorized as short term will be postponed to the long term, while some long term actions which depend on other preceding actions will move forward when these actions take place. For example, commercial or lodge development could occur in the short term, to which the City should respond positively, when appropriate, by rezoning lands for employee housing.

One additional long term action which the City should take is to again update the Comprehensive Plan within five years of the date of its adoption. Comprehensive planning should be viewed as a continuing process and not a final product which remains on a shelf. As conditions in the City change, in ways anticipated by this **Comprehensive Plan Update** or in unexpected directions, some of the assumptions and conclusions of this document will become outdated. The City should endeavor in the future to regularly schedule Plan updates every five years, so the Plan remains a vital and useful guide to the future of the City of Sun Valley.

FIGURE 6

RECOMMENDED ACTION PLAN

LONG TERM ACTIONS

SHORT TERM ACTIONS

IMMEDIATE ACTIONS

Parks/Community Facilities

Parks/Community Facilities

Code Amendments

Acquire a site for a cemetery.
Acquire and develop a small park at the Rudd Mountain lift site.

Pursue cooperative agreements with the U.S. Forest Service to operate, maintain and expand Boundary Picnic Area.

Adopt/revise environmental protection standards concerning development on slopes in excess of 25% and development in floodplains, wetlands, severe avalanche hazard areas, critical wildlife areas, and scenic areas.

Roads/Trails

Re-route Morningstar Road through the Lower Ranch parcel

Cooperate with the Sun Valley Company to develop a City maintenance facility at the Company's service yard.

Enact tree replacement requirement and 50' stream and river setback requirement.

Secure easements for the trails at the Gun Club when the parcel is proposed for development.

Roads/Trails

Install signs at, and improve intersection of Elkhorn Road/Village Loop Road.

Enact standards giving special consideration to traditional sites and structures.

Extend trail to Boundary Picnic Area.

Employee Housing

Improve intersection of New Dollar Road/Elkhorn Road.

Create Public Zone District and Community Resource Lands Overlay.

Respond positively to Sun Valley Company and other private sector requests to zone land to meet employee housing needs when consistent with other Plan recommendations and the Code.

Enhance resort entry at intersection of Highway 75/Elkhorn Road.

Adopt employee housing mitigation requirements for new commercial and lodge developments and PUD incentives for employee housing.

Plan Update

Obtain easements for public use of Dollar Mountain and Proctor Mountain Road trails.

Adopt a unified Land Development Code.

Employee Housing

Update the Sun Valley Comprehensive Plan again, within 5 years of its adoption.

Create dorm units within City buildings for emergency response personnel.

SUN VALLEY CITY COUNCIL

In Regard to the) FINDINGS OF FACT AND
PROPOSED AMENDMENTS) CONCLUSIONS OF LAW BY
TO THE COMPREHENSIVE) THE MAYOR AND CITY
PLAN) COUNCIL

This matter having been considered at public hearings before the Planning and Zoning Commission of the City of Sun Valley (the "Commission") on several occasions pursuant to an examination of certain proposals made for the amendment of the Comprehensive Plan of the City of Sun Valley (the "Plan"). The Commission, after hearing the comments of all persons interested in the matter, and consistent with the requirements of Idaho Code Section 67-6509 (a) and Idaho Code Section 67-6535, made certain Findings of Fact, Conclusions of Law and Recommendations dated May 25th, 1994, relative to adoption of Comprehensive Plan Amendments to the Sun Valley City Council (the "Council").

Findings of Fact and Conclusions of Law and Recommendations were transmitted to the Council on June 23, 1994, together with the draft Comprehensive Plan and the record of the Commission proceedings.

The Council received the said record of the Commission and has reviewed the same during work sessions held on October 8, October 22, November 12, November 20, December 3, 1992, and January 7, January 14, January 22, January 25, February 4, May 6 and May 18, 1993. Public hearings have been conducted by the Council on

April 22, 1993, June 14, 1993, July 22, 1993, August 19, 1993 and June 23, 1994.

Having considered the said Findings of Fact and Conclusions of Law and Recommendation of the Commission together with the record of the Commission proceedings, and based upon evidence and testimony presented during the public hearings, the Council makes the following Findings of Fact and Recommendations:

FINDINGS OF FACT

1. As required by Idaho Code Section 67-6509 (a) the Council has scheduled and conducted public hearings on the dates specified above for the purpose of accepting public comment as provided in Idaho Code Section 67-6509 (b) and that public notice has been published of the time and place of the hearings in the official newspaper of the City.
2. The Comprehensive Plan (the "Plan") was adopted by the City on March 20, 1978. No comprehensive study of the Plan has occurred since that time and no amendment of the Plan, other than occasional amendments to the land use map component of the Plan, has occurred since the time of the adoption of the Plan.
3. Since the time of the adoption of the Plan, substantial changes have occurred in the City. While these findings of fact may not catalog all of the changes that have occurred since the adoption of the Plan, some of those substantial changes are as follows.
4. The City has undergone a transition from a recreational resort community with relatively few full-time

residents to a resort and residential community with a growing number of full time residents.

5. The resident population of the City according to U.S. Census data has increased from 545 in 1980, several years after the adoption of the Plan, to 938 in 1990, an increase of 71.2%. The population of the City has not declined since 1990. The total population of the City is approximately 16,280 during periods of peak recreation activity.

6. The economy of the City continues to be recreation and is based on the activities of the Sun Valley Company and to a lesser extent the activities of Elkhorn at Sun Valley, but the recreation industry in the City is now a year-around operation. The recreation based economy of the City is no longer seasonally dormant.

7. Numerous residential units have been constructed in the City since the adoption of the Plan. In 1980, two years after the adoption of the Plan, the number of residential units constructed in the City, according to Water and Sewer District data, was 1874; and the City had been built to approximately 41% of its total residential development capacity. The City has currently reached approximately 52% of its total build out capacity.

8. Based on existing zoning regulations, there are still approximately 1,176 residential units that could be built in the Trail Creek drainage of the City; and 1,059 residential units that could be built in the Elkhorn area of the City.

9. Numerous subdivisions of land, including the creation of condominiums, have been approved since the adoption of the Plan.

10. The number of residential units in the City has increased markedly since the adoption of the Plan.

11. The increase in population has resulted in increased demands on community services provided by government. The number of police officers has increased by approximately 33% since the time of the adoption of the Plan. The fire department has added and equipped a second fire station. A roads and grounds department has been added to City government. The City has retained the services of a full time administrator. An extensive trail system has been constructed throughout the City. New roads have been constructed in subdivision developments; and major route changes have been made to facilitate vehicle traffic in the Elkhorn area of the City.

12. The need for public recreation, governmental and other facilities, has increased substantially since the time of the adoption of the Plan. Such facilities require proper land use designations so as to allow for the their permanent establishment in the City.

13. Local option taxing authority has been given to the City under state law since the time of the adoption of the Plan; and voters have authorized the City to increase its tax revenue to provide additional services.

14. While the City has improved its ability to generate tax revenue through local option taxing, it still lacks adequate revenue to provide for all public services and facilities that the increased population has generated. Mitigation of such costs can be achieved by requiring developers to provide for development-related, public facilities.

15. Preserving the scenic qualities of the community was important at the time of the adoption of the Plan; and such preservation is even more important now. Maintaining historic, pastoral land uses and open space is consistent with the objective of preserving scenic qualities because views of the valleys and surrounding mountains are preserved. Undeveloped lands continue to serve as the location for recreational activities and also provide wildlife habitat in some locations.

16. Since the adoption of the Plan, the geographical size of the City has increased significantly through the annexation of several parcels of land. While much of the annexed land is not suitable for development, some of it may be.

17. Because the Plan did not include a separate land use map, as distinguished from the adopted zoning map, it is necessary to create such a map and include on it certain land use designations. Those land use designations are:

Residential. Area appropriate for housing of permanent and second home residents.

Commercial. Area appropriate for retail, financial, offices, restaurant and like commercial uses serving the business

needs of the community, along with facilities, services and/or housing accommodations supporting the tourist industry.

Public. Area appropriate for public facilities and services including government facilities, schools, churches, hospitals and hospital related facilities, maintenance and utility facilities.

Agricultural/Recreation. Area appropriate for agriculture, recreation and/or historical and open space preservation, including environmentally sensitive lands such as steep hillsides, avalanche areas, critical wildlife areas and wetland which are generally precluded from development or where development may be limited.

18. Certain places in the City have been given special scrutiny by the Council in connection with the creation of the land use map component of the Plan. Figure Five, found in the text of the Plan, also lists various proposals for specific land use changes in the City. Although several specific parcels of property are singled out for discussion in the following findings and in Figure Five, the Council intends to consider the City as a whole and to examine many other areas of the City which were not specifically identified in the following findings of the Commission. Refer to Figure 5 for Plan recommendations.

19. The Trail Creek Cabin site and surrounding areas have important historical significance due to the fact that the Trail Creek Cabin has been a part of the Sun Valley Resort operations for decades. In addition this part of the City contains important scenic features, including rock outcrops and stream side

attractions. There are no existing residential uses in the area. Parts of the area are in the flood plain. Parts of the area are steep hillsides. The area is designated for Commercial Land Use.

20. The Hemingway Memorial area of the city has many of the same characteristics of the Trail Creek Cabin site. The historical significance of the monument site is at least as compelling as the Trail Creek Cabin. The area is designated for Agricultural/Recreation Land Use.

21. The Gun Club parcel has previously been designated for residential use under the zoning regulations. Adjacent lands could be developed into residential units without unduly affecting the scenic qualities of the area. Views will not be unduly affected if residential uses are expanded there. There are no natural features that might interfere with residential use, although development should not occur in lands where the slopes exceed 25%. Because the location of the property is not at the entrance to the City or the Sun Valley Resort, residential uses are not likely to be highly visible to those entering the City and the Resort. The north section of the Gun Club parcel has certain topographical features which might result in drainage problems. This property is located in close proximity to the Sun Valley Village core area where mixed land uses exist. Because of the large size of this parcel it is appropriate for a mix of housing types, including housing for residents of varying economic levels; and such a mix of housing types is desirable and should be encouraged. The parcel, including adjacent and contiguous areas are designated for Residential Land Use.

22. Preserving high quality golf courses, which are important recreational facilities, is necessary in a community which is largely dependent on a recreation-based economy. However, certain changes in the use of small portions of the Sun Valley golf course are demonstrated to have no adverse effect on the integrity of the golf course use. Accordingly, sites within the interior of the Sun Valley golf course are included with the contiguous parent parcel and designated for Residential Land Use.

23. A parcel of property located north of the Sun Valley Golf Course Clubhouse on the east side of Sun Valley Road has been used as an extra fairway on the golf course for some time. Request has been made to permit the owner to use the property for golf-course related, commercial activity. The property is not essential to the quality of golf play or to the proper function of the golf course. It is designated for Commercial Land Use.

24. The Rudd Mountain parcel located adjacent to the Sun Valley Golf Course and the historical Rudd Mountain Ski Lift which has major historical significance to the ski industry and to the resort. The parcel is designated for Agricultural/Recreational Land Use.

25. The number 14 green of the Sun Valley golf course was originally located on the adjacent parcel, having since been moved. Considering this material change in the use of the property, it is designated for Residential Land Use.

26. The Penny Mountain parcel is located on an important entrance to the City of Sun Valley from both the south and the west. The property is included within one of the last remaining

parcels of the original, pastoral, ranch. Because of its location at Sun Valley Road and New Dollar Road, the very crossroads of the City, and because of its historical use for recreation, the site is not considered suitable for private development in order to assure the preservation of the area's important history. The parcel is addressed as one of the Special Sites in the Comprehensive Plan Update text and is designated for Agricultural/Recreational Land Use.

27. The Cottonwood parcel located southeast of Sun Valley Road and south of New Dollar Road, is an area of high visual impact at a significant entrance to the City. The eastern portion of the Cottonwood parcel is now partially developed providing housing opportunities there. Because the adjoining property is developed in multiple unit residential structures, an opportunity for similar development exists on the Cottonwood parcel and a mix of residential units might be appropriate. The parcel is designated for Residential Land Use.

28. Properties located at the south city limits including the Catholic Church, are designated for Public Land Use to reflect the current land uses.

29. The Red Barn site, comprised of nine acres south of Sun Valley Road at the entrance to the City, a historical grazing area and the site of the only remaining Brass Ranch building, is designated for Agricultural/Recreational land use.

30. The Community School parcel is located along Trail Creek and contains flood plain areas. This parcel includes an

P.10 is missing

P.11 is missing

space uses. Evidence has been presented indicating that this property was mistakenly zoned in the original Plan and has been subjected to residential taxes for many years. The parcel is proposed to be designated for Residential Land Use.

40. A parcel of property is located between the eleventh and eighteenth fairways of the Elkhorn Golf Course and is a part of the golf course. Testimony has been provided to support the fact that development in this location will adversely effect the play of the golf course and is contrary to the original golf course design. The golf courses are critical to the open space character of the community and are to be protected under Goal 1 of the Plan. The parcel is designated to remain as Agricultural/ Recreation Land Use.

41. The property located below the eleventh green on Elkhorn Road on the Elkhorn Golf Course was examined. That property is best reserved for recreation open space uses in light of its current inclusion in the golf course. Preservation of this property is in compliance with Goal 1 of the Plan. Elkhorn Road is designated as a scenic view corridor of the City. The property is designated for Agricultural/Recreation Land Use.

42. The Elkhorn Fire Station parcel has been used only as the site of the fire station. The parcel is designated for Public Land Use.

43. The Sun Pointe parcel has been proposed for residential development of a planned nature with open space and densities restricted. This parcel of property is adjacent to other multi-family dwelling projects, and should serve as a location

where affordable housing units might be constructed. Building structures on this parcel of property should have minimal impact on view corridors from surrounding parcels. The parcel is designated for Residential Land Use.

44. A parcel of property located near The Ranch project is referred to as the Upper Ranch Parcel. It was originally a part of a larger planned unit development which was subsequently abandoned and divided. This parcel is located on a ridge-line in a highly visible location, and has difficult access because of the steepness of the terrain and existing, adjacent development. The property should be used for residential purposes, with special controls imposed to make sure that the development is orderly and carried out in a way so as to minimize impacts on the topography and adjacent development. The parcel is designated for Residential Land Use.

45. The Gardner Tennis Ranch parcel on Independence Creek Road was originally used for commercial purposes. The site is bordered by the original Ranch planned unit development project. While commercial operations were terminated some years ago, the site is proposed to be designated for the continuation of Commercial Land Use.

46. A parcel of property located at the south end of the Meadow Ridge Subdivision includes the Elkhorn Golf Course maintenance area. There is no public access to this property and it is located in close proximity to public utility facilities. The parcel is designated to remain in the Agricultural/Recreational Land Use category.

47. A parcel of property located along the seventeenth fairway of the Elkhorn Golf Course at the foot of the Elkhorn side of Dollar Mountain is being used as a sub-station location for the power utility and to house maintenance operations of the water and sewer utility. The site is designated for Public Land Use.

48. The Sunrise Subdivision parcel has been fully developed in residential uses in connection with a planned unit development concept. This property should be classified for planned development to acknowledge its form of development and to provide a mechanism by which proposed changes in the architectural quality of existing buildings can be addressed by the Planning & Zoning Commission through its design/review function. The parcel is designated for Residential Land Use.

49. A parcel of property located on the north side of Elkhorn Road adjacent to the Lane Ranch subdivision has been considered for possible development. The property is dealt with in the Comprehensive Plan Update text specifically as a special site and is designated for Agricultural/Recreational Land Use.

50. A setback was created at Lane Ranch along Highway 75 when the development was platted. This setback was mistakenly designated as OS-1 on the land use and zoning map of the City. The mistake should be corrected and the property is designated for Residential Land Use.

51. On March 18, 1993, the City Council adopted Ordinance No. 259 annexing the Weyakkin Subdivision to the City of Sun Valley. That addition is included on the Land Use Map and is designated as Residential and Agricultural/Recreational land uses.

52. Consideration was given to the status of the Moritz Community Hospital site located within the commercially zoned Sun Valley resort core. The property has traditionally been used for public health care purposes and is proposed to be designated herein for Public Land Use.

53. The Sagewillow property was considered for changes to the land use designation based on lot line shift proposals presented by the property owner. The proposed land use designation for both Agricultural/Recreation and Residential are shown on the Land Use Map.

Based on the foregoing Draft Findings of Fact, the Council makes the following

CONCLUSIONS OF LAW

1. The Council has full authority pursuant to Idaho Code Section 67-6509 to consider and adopt amendments to the Plan.
2. Notice to the public has been duly given, and the public hearings have been and continue to be conducted as required by law.
3. Substantial changes in the actual conditions of the City have occurred. Certain mistakes which were made in the 1978 Comprehensive Plan have been identified and corrected in this document. Together, these mistakes and changes serve as the legal basis under the Local Planning Act for recommending amendments to the Plan.

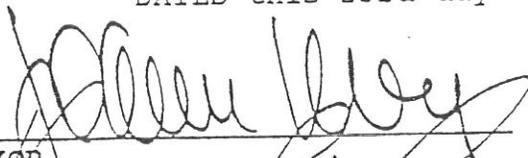
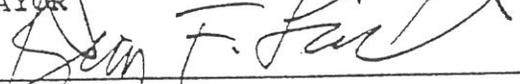
Therefore, based on the foregoing Findings of Fact and Conclusions of Law, the Council intends to adopt:

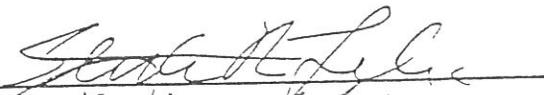
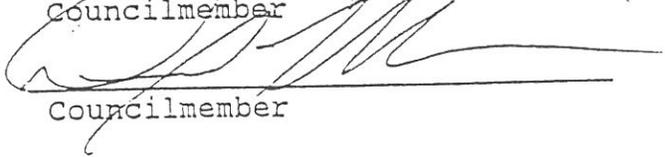
RECOMMENDATIONS

1. The City of Sun Valley Comprehensive Plan Update submitted herewith has been heard and considered by the Mayor and City Council at noticed public hearings and, together with any appropriate changes thereto, is hereby adopted as the Comprehensive Plan for the City and properly designated as such in the records of the City.

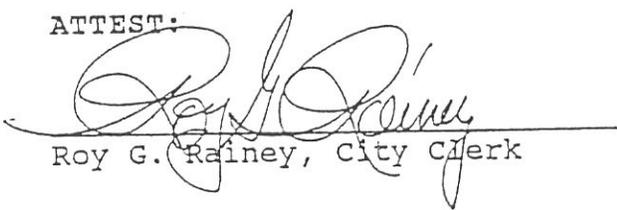
2. The land use map, a component of the Plan which is submitted herewith, has been reviewed and considered at noticed public hearings and, together with any appropriate changes thereto, is hereby adopted as the official land use map of the City and designated as such in the records of the City.

DATED this 23rd day of June, 1994


MAYOR

Councilmember


Councilmember

Councilmember

Councilmember

ATTEST:

Roy G. Rainey, City Clerk

COMMUNITY LIBRARY ASSN.
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