CITY OF SUN VALLEY

(DRAFT) 2014 COMPREHENSIVE PLAN UPDATE*

***This draft version of the 2014 Comprehensive Plan Update is a working, living document to be revised on an ongoing basis in accordance with and as directed by the City Council. The City Council's changes to the draft document, when completed, will be forwarded to the public for additional consideration and comment at noticed public hearings prior to adoption.**

VISION STATEMENT

Our vision is to sustain scenic beauty, a sense of community, and a world renowned year round resort to make the City of Sun Valley a highly desirable place to live, work, play and visit. Its recreational amenities, pristine mountains and vistas, clean air and water are highly valued. The City of Sun Valley respects its history as the first destination resort in the United States and its place in a unique natural mountain environment. Sun Valley enjoys social and cultural richness and a unique character and quality of life. The City and its residents are committed to fostering economic growth, environmental sustainability and educational opportunity.

EXECUTIVE SUMMARY

(Final revisions to this Executive Summary section are to be written after public comment and a collective review of the entire Comprehensive Plan by the City Council to reflect the accuracy of all summary information)

The Sun Valley *20~~05~~14 Comprehensive Plan Update (20~~05~~14 Update)* is based on community planning principles that focus on the long-term sustainability of our community, the environment, and the economy. The *20~~05~~14 Update* supports a ten year time frame and presents goals, objectives, guidelines, and policies for the immediate and long-range protection of our City's natural assets and proposes strategies for managing growth while preserving community character. This planning effort includes an understanding of the importance of the natural environment to our community's quality of life and acknowledges that land use decisions can affect human society, the City's natural features, and wildlife habitats far into the future.

The process to develop the *20~~05~~14 Update* was designed to be inclusive, beginning with the formation of a citizen's steering committee in 2012 and the first public meeting ~~forum~~ in ~~April 2004~~ January 2013. To that end, the planning process offered a variety of ways for the public to share its ideas for the community's future, including citizen surveys, workshops, Town Hall and Steering Committee meetings, and public hearings with the Planning and Zoning Commission and the City Council.

The Steering Committee identified three organizing principles and nine ~~eight~~ guiding goals with supporting objectives that reflect the values of the community and the planning and development direction that residents wish the City to achieve. The organizing principles and goals contained in the *20~~05~~14 Update* are:

PRESERVE THE UNIQUE CHARACTER OF SUN VALLEY

Goal 1. Preserve and Protect Natural and Scenic Resources, the Environment, and Open Spaces

Goal 2. Promote the Health ~~Sustainability~~ of the Area's Resort Economy

Goal 3. Foster ~~Maintain~~ Social, ~~and~~ Economic, and Educational Diversity and Protect the Vitality and Cultural Heritage of Sun Valley

ENCOURAGE ~~MANAGE~~ GROWTH AND MANAGE DEVELOPMENT

Goal 4. Promote Development That Honors Private Property Rights, is ~~Context-~~Sensitive and Complementary to Adjacent Propert~~y~~ies, and Respects the Natural Scenic Setting and Views

Goal 5. Provide for Necessary and Appropriate Public Facilities, ~~and~~ Services, and Educational Opportunities to Serve Existing Populations and New Growth

Goal 6. Support the Continued Development of ~~Provide for~~ an Integrated Transportation System That Promotes a Recreationally-Active Community, Encourages Non-Motorized Transportation, and Reduces Congestion and Air Pollution

Goal 7. Support the Economic Vitality of Local Enterprises

FOSTER REGIONAL COOPERATION

~~Goal 7. Promote Partnerships with Neighboring Communities, Businesses, Agencies, and Organizations to Advance the City's and the Region's Economic Health~~

Goal 8. Promote Partnerships with Neighboring Communities, Businesses, Agencies, and Organizations to Advance the City's and the Region's Social, Cultural, Economic, and Environmental Health

Goal 9. Foster and Encourage Sun Valley Citizen's Interest in Stewardship of This Very Special Sun Valley Community

The *20~~05~~14 Update* document is presented in four major chapters: The **Overview and Framework** chapter provides planning considerations for updating the ~~1994~~ *2005 Comprehensive Plan Update* and the **Situational Analysis** section in this chapter summarizes existing conditions and establishes a perspective from which the actions needed to accomplish the City's goals can be viewed. The **Goals, Objectives and Action Items** chapter sets forth organizing principles and specific measurable and achievable tasks toward accomplishing the City's goals. This chapter will be used as a defining guide when considering the form and pattern of all future development including rezoning requests, annexation, subdivisions, planned unit developments, master plans, and site specific development plans. It will also be used to direct provision of public infrastructure and to advance strategies for cooperating with regional partners.

The **Future Land Use** chapter provides updated maps and definitions for land use classifications and expands on direction and guidance for development of three ~~six~~ prominent areas, called Land Use Planning Areas that have been identified as deserving special and specific attention. The three ~~six~~ Land Use Planning Areas require detailed master planning effort and include: Sun Valley Resort/Village Core; ~~Gun Club;~~ Sun Valley Gateway; ~~Horseman's Center and The Community School;~~ and Dollar Mountain, Prospector Hill and Sun Valley Municipal Complex~~;~~ ~~and River Run~~.

Land use categories in the *20~~05~~14 Update* include: three residential classifications (*low-density residential, medium-density residential,* and *high-density residential*); two commercial classifications (*resort commercial and commercial*); as well as *public/quasi-public,* and *Special Sites;* also, an *open space* classification identifies those areas that are precluded from development except that which is specifically needed or related to open space use; a *recreational* classification identifies areas appropriate for recreational purposes where development may be limited. The *20~~05~~14 Update* includes an ~~expanded~~ Area of City Impact renegotiated with Blaine County and approved in 2012 to address those contiguous lands ~~south~~ outside of but contiguous

to the City boundary which, if developed or redeveloped, will have a significant impact on Sun Valley's entryway, public services and economy.

The **Plan Implementation** chapter explains how the Action Items are prioritized and how the plan will be monitored and reviewed to achieve the Goals and Objectives. The **Appendix** contains tables, notes, figures, and maps that expand on the information in the main document; common terms and acronyms used in this plan are also included.

All recommendations within the *20~~05~~14 Update* endeavor to address the fundamental principle inherent in planning for the next ten years: *Managing significant growth and change while preserving the unique qualities that attracted us to Sun Valley in the first place.* The City will need to implement various programs and accomplish a number of tasks for the vision of this plan to be realized. Thus, the *20~~05~~14 Update* serves as the beginning, not the end, of the planning process.

CHAPTER I - City Council Draft for September 30, 2014

OVERVIEW AND FRAMEWORK

The *20~~05~~14 Comprehensive Plan Update* (20~~05~~*14 Update*) is a guiding ~~the primary~~ document ~~to guide and~~ balance future development within the City of Sun Valley. The *20~~05~~14 Update* establishes a general framework, or community vision, for use in making decisions about the physical, social, economic, and environmental development of the community. While the *20~~05~~14 Update* looks at the community in a comprehensive manner, it does not contain specific details concerning how each problem, issue, use, or location must be addressed in the future. Instead, the *20~~05~~14 Update* provides guidance for evaluating future issues in a context which reflects Sun Valley's unique character and development goals. ~~Based upon the community vision and a set of guiding principles,~~ Ggoals, objectives, necessary actions and strategies are identified to ~~that will fully~~ implement the *20~~05~~14 Comprehensive Plan Update*~~.~~ based upon the community vision and a set of organizing principles.

A. INTRODUCTION

(For City Council review, further update the following sections of text to include the period since 2005, along with background about the City's decision to update the 2005 Plan- the 2011 Resort, SVEA, and amendment requests).

The City of Sun Valley's current *Comprehensive Plan* was first adopted in 1978 and updated in 1994, 2005, and 2014. The *1994 Update* identified five principal goals, all of which were carried through as the principles for the *2005* and *2014 Updates*:

- Community/Resort Balance
- Protection of Environmental Resources
- Management of Future Growth
- Improvement of Transportation Systems
- Intergovernmental Cooperation/Public-Private Partnerships

Recommendations for implementation of the goals and specific near- and long-term action plans were included in the *1994*, *2005* and *2014 Updates*. During the decade following approval of the *1994 Update*, significant actions were implemented by the City, including adoption of a hillside protection ordinance, mandatory workforce housing regulations (since repealed), and a dark sky ordinance. Road and path improvements were scheduled and constructed.

~~Additionally, i~~In the ~~ten~~ years following the ~~since~~ adoption of the *1994 Update*, the City of Sun Valley ~~has~~ benefited from the Sun Valley Resort's (the Resort) maintenance, enhancement, and refurbishment of its accommodations and tourist amenities. With the exception of *Carol's*

Dollar Mountain Lodge, which opened in the winter of 2004 and provided an immediate vibrancy to Dollar Mountain/Elkhorn ski area (with increased skier days and plans for summer activities), the Resort did not pursue development of its remaining lands until April 2004. As a result of the City's request to prepare a master plan, Sun Valley Resort unveiled a 30-year development plan on approximately 2,300 acres that includes open space, new residential, commercial, lodging, golf course development, and a redeveloped village core. Master planning of the Resort and their remaining undeveloped lands is essential for the proper planning, budgeting, and provision of municipal services, including fire, police, and streets. Additionally, i~~I~~mplementation of the Resort's development plan is important to the City as it will:

- principally determine the future success of the Sun Valley Resort,
- assist it in maintaining its preeminent position in the competitive resort industry, and
- help to sustain the quality of life in Sun Valley as expressed in the City's Vision Statement.

In 2004, the Elkhorn village core hotel and commercial center was demolished and a design for a new Elkhorn village was approved. Breaking ground in late 2004, construction began on golf course improvements, new residential accommodations, on-site workforce housing, and appropriate commercial and recreational amenities. The approved development ~~will~~ expanded the tax base and provided important commercial and recreational amenities for the residents and visitors to Sun Valley.

The Sun Valley Resort's limited expansion up to 2004 ~~over the last ten years~~ and the development of high income, second home construction and housing redevelopment on private lands not owned by the Resort has resulted in an economic change in Sun Valley. Once a destination resort community with a diverse resident and moderate income second home population, the City is now composed of more part-time residents and significantly fewer moderate-income residents with a first class resort in its midst. This transition continues to occur ~~is occurring~~ in resorts nationwide as the accumulation of wealth accelerates the demand for vacation homes in easily accessible locations. This trend is particularly noticeable in areas such as Sun Valley that offer a respite from omnipresent concerns about personal safety, traffic congestion, and the hurried urban lifestyle.

(For City Council review, add/revise text to detail economic changes, e.g. downturn, from 2005 to present).

(For City Council review, add text for the significant development projects completed since the *2005 Update*, including the Pavilion, White Clouds Development, Sun Valley Club, continuing evolution of the Dollar Mountain facility with continuing increases in vibrancy, activity and skier days, Resort purchase of the Elkhorn Golf Course and Clubhouse, Gun Club relocation, White Clouds Nine Golf Course, SV Resort Laundry, SVEA/Elkhorn amenities and history, SV Lodge Spa addition and overall remodel, and the Community School Master Plan).

In recognition of these factors, the City of Sun Valley finds itself at a challenging juncture in its evolution. As an industry leader in an international environment, the Sun Valley Resort must continually enhance its tourist offerings and provide additional housing for new guests and seasonal residents. As a successful community, the City must ensure the continuing vibrancy of the residential community, provide high-quality municipal services that satisfy the discerning needs of its full- and part-time residents, and meet the seasonal needs of the Resort guests and visitors. And, with an unspoiled landscape as the City's primary asset, all stakeholders must work diligently to protect the environment that bespeaks its image.

COMMUNITY PLANNING STRATEGIES

The *1978 Plan* focused almost exclusively on the need for the Sun Valley Resort to maintain its status as an internationally known destination resort and the desire to maintain the City's economic base in community planning. The *1994 Update* laid out a more balanced development plan which recognized the need to accommodate growth of a permanent residential community in conjunction with the development of the Resort.

The *2005 Update* addresse~~s~~d the needs of the permanent and part-time community, in concert with the expansion needs of the Resort, the important regional issues that affect the wider community, and the challenges presented by change. The *2005 Update* endeavor~~s~~ed to aid in developing and implementing policies and guidelines that guide growth in a knowledgeable, rational and sustainable manner based on what the City ~~now~~ envision~~s~~ed as its potential build-out.

(For City Council review, develop and include a summary strategy for the *2014 Update* by first adding a paragraph to describe the burst of development after 2005, the economic downturn, and now the recovery and future expansion).

PLAN PREPARATION

(For City Council review, update the following text upon completion of the 2014 Update to reflect the process and timeline of the *2014 Update* effort).

~~In April 2004, the City of Sun Valley initiated a process to update the *1994 Comprehensive Plan Update*. A Steering Committee was appointed by the Mayor to provide direction, to seek community participation, and to draft changes to the existing plan. The *2005 Update* was envisioned as a citizen participation process to assess existing conditions and trends, set goals and objectives, adopt a future land use map and establish action items and strategies. To that end, the City retained consultants to provide technical expertise and facilitate planning and a public open house was held to launch the input process.~~

~~The Steering Committee held work sessions on eighteen occasions to prepare portions of the *2005 Update*. During the plan preparation, consideration was given to the issue of protecting property rights as required in the Idaho Code section 67-6508 (a) (Appendix, Note #1).~~

~~Four public workshops were held in June, August and October 2004 and January 2005 to obtain input on various *2005 Update* components. The information developed by the Steering Committee and the public was utilized in the development of a draft *2005 Update* which was presented to the full Planning and Zoning Commission for review and adoption. Public hearings before the Planning and Zoning Commission and City Council occurred in the summer of 2005 prior to adoption.~~

B. SITUATIONAL ANALYSIS

The purpose of the Situational Analysis is to describe the existing situation within the City of Sun Valley. It is a baseline inventory of conditions – economic, environmental, and social – from which the City can then form an appropriate action plan for future planning efforts. It is also a method for assessing Sun Valley's situation relative to other resort communities throughout the west.

HISTORICAL PERSPECTIVE

(For City Council review, revise narrative to bring current to 2014).

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

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 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 extensive lands owned by the Sun Valley Company have remained relatively undeveloped for the past three decades with the exception of the recently constructed *Carol's Dollar Mountain Lodge* (For City Council review, update and list other significant projects completed to date, i.e. Pavilion, Sun Valley Club, Laundry, White Clouds Subdivision, etc). The original Elkhorn Resort was jointly developed by Janss and the Johns-Manville Corporation from 1970-72. The Elkhorn Resort has had numerous ownership changes since then, was most recently purchased by C.G. Elkhorn LLC, and renamed Elkhorn Springs. (For City Council review, update Elkhorn Springs narrative). Continued residential development in the Elkhorn Valley and along Fairway Road has occurred, coupled with rapid expansion of residential, industrial, and commercial development in Ketchum, mid-Valley, Hailey, Bellevue, and other areas of Blaine County.

The *1978 Comprehensive Plan* and the *1994 Update* established a blueprint for the City's future. The central theme of both comprehensive plans was to preserve and reinforce the present Sun Valley and Elkhorn Village Centers with pedestrian- and bicycle-oriented residential areas adjacent to various recreational and entertainment facilities. Recognizing the intrinsic value of open space to the future of the community, development proposals were confined to the valley floors and lower slopes of the surrounding hillsides. Existing open space adjacent to the entrances to the City and public access to trailheads were protected.

Many of the significant goals in the *1994 Update* have been achieved, including the development of a workforce housing ordinance (since repealed), confinement of commercial development to village centers, the institution of a hillside protection ordinance, coordination of regional transportation planning efforts, dark sky preservation regulations, and protection of public access to certain open space trails and trailheads. However, the City's success in achieving these goals

is, in large part, a result of limited Resort and commercial development activity. (For City Council review, revise to reflect recent development).

As the City of Sun Valley ~~enters~~ continues into the 21st century, its goal is to be a vibrant community with a successful destination resort and an independent day and boarding school in its midst. This community will be characterized by pedestrian- and bicycle-oriented activities, public access to its recreational amenities, reduced reliance on the private vehicle, and strict commitment to the protection of open space and natural resources, including the quality of air and water.

(For City Council review, revise to reflect that Elkhorn Village is now Elkhorn Springs, with little opportunity for future development; and the major revitalization and transformation of the Dollar Mountain area). As the Sun Valley Resort ~~and Elkhorn Springs~~ proceeds with plans for extensive renovation and expansion, the *20~~05~~14 Update* provides for a diverse range of housing opportunities, the development of regional transportation and parking facilities and services, and partnership relations, as appropriate, with the private sector and Blaine County jurisdictions. These efforts will help to ensure the long-term sustainability of the wider community, its environment and its economy. (For City Council review, amend to reflect any new goals of the 2014 Update).

POPULATION AND DEMOGRAPHICS

Sun Valley's population is a growing, mobile, and aging community with high levels of education and income. Its population consists of permanent year-round residents, seasonal (part-time) residents and seasonal Resort employees. Sun Valley's population changes significantly over a period of several days as seasonal residents come and go; this constant flux creates difficulty in assessing accurate population estimates.

~~From 1990-2000, the City's resident population grew from 938 to 1,427 persons, a 52 percent increase (Table I below). That rate of population growth over the same ten-year period was higher than Blaine County's 40 percent gain, Idaho's 30 percent increase, and the national increase of about 1 percent.~~ (For City Council review, amend/update this text through 2010 Census as follows in Table I).

TABLE I. 1990 TO 20~~00~~10 POPULATION CHANGE IN BLAINE COUNTY

Area	1990 Population	2000 Population	Number Change	Percent Change	2010 Population	Number Change 2000 to 2010	Percent Change
Sun Valley	938	1,427	489	52%	1,406	-21	-1.5%
Bellevue	1,275	1,876	601	47%	2,287	411	22%
Carey	427	513	86	20%	604	91	17.5%
Hailey	3,575	6,200	2,625	73%	7,960	1760	28.4%

Ketchum	2,523	3,003	480	19%	2,689	-314	-10.5%
Unincorporated Blaine County	4,814	5,972	1,158	24%	6,420	448	7.5%
Total Blaine County	13,552	18,991	5,439	40%	21,376	2385	12.5%

Source: United States Census Bureau 20~~00~~10

~~The age composition of the City's population shifted from 1990 to 2000 (Appendix, Table A-1). In 1990, the 20- to 44-year-old age group was the largest in the City with 429 persons, about one-half of the total residents. By 2000, the 45 to 64-year-old age group became the largest with 524 persons, about 37 percent of the City's total resident population. Population in the 65 and older age group nearly quadrupled from 1990 to 2000, from 63 individuals (7 percent) to 247 individuals (17 percent). The City's median age increased from 36.0 years in 1990 to 47.5 years in 2000; Sun Valley's median age is almost 14 years older than the average resident age of 34 years of other similar western resorts (U.S. Census Bureau 2000). Sun Valley's year 2000 population was nearly evenly divided between males and females, with 729 males (51 percent) and 698 females (49 percent).~~

~~In the 2000 census count, more than one third of all Sun Valley residents had a baccalaureate degree, while nearly one fourth held advanced degrees. This is compared to 15 percent of the national population that had a bachelor's degree and less than 10 percent that had advanced degrees. Less than 3 percent of Sun Valley residents did not have a high school diploma in 2000, compared to about 20 percent of all persons in the United States (U.S. Census Bureau 2000).~~

~~Sun Valley's median household income reached $71,000 in 2000, a gain of more than 70 percent over the 1990 level. Per capita income was greater than $50,000 in 2000, a figure more than double the per capita income reported in 1990. In 2000, nearly 20 percent of all Sun Valley households had incomes in the $50,000 to $75,000 range (Appendix, Table A-2). About 35 percent of the City's households had incomes below $50,000, while 16 percent had incomes above $200,000.~~

~~In 2002, the Blaine County construction industry was the largest employer category in Blaine County, accounting for more than 3,000 employees or about 16 percent of all workers (Appendix, Table A-3). Employment in the accommodations and food service category followed with 14 percent of all employment in the County. The categories of retail trade and real estate, rental and leasing industries each total 10 percent. The Sun Valley Resort reports that it employs up to 1,400 full and part-time employees during the peak winter ski season.~~

~~Sun Valley's residents were involved in a variety of occupations (Appendix, Table A-4). More than 40 percent of employed residents were involved in managerial and professional activities such as business and financial operations, architecture and engineering. Almost 30 percent of employed residents worked in the services sector which included occupational health support and public safety, food preparation, and building and grounds maintenance. The latter group is primarily composed of Sun Valley Resort employees).~~

POPULATION AND DEMOGRAPHIC FORECAST

(For City Council review, update with information from the Mountain Resort Alliance, as well as other applicable resources, and means test information against trends prior to and since 2005. Add information regarding voting eligible core population, second home owner, etc).

The City of Sun Valley, like other resort communities, has evolved over the past ten years in response to factors such as:

- *A strong U.S. economy,* resulting in sharply increased real estate values nationwide and increased disposable income available for second home purchases;
- *A high demand for the resort lifestyle* and mountain properties, including urban quality cultural and educational amenities; and
- *Technological advances* that have made mountain resorts much more accessible to those who telecommute while living and recreating far from their jobs.

The increasing year-round appeal of mountain communities is expected to push Sun Valley's population growth rates upward, continuing to outpace both state and national growth rates. A survey of western mountain resort counties supports the projection that rapid growth will continue over the next decade and suggests that seasonal peaks in population may become more pronounced and are likely to last longer (North Lake Tahoe Tourism and Community Investment Plan, July 2004). Table II (below) summarizes historic and forecast year-round permanent population for the nation, mountain resort counties, and their states.

(For City Council review, update text in this section above with latest information available).

~~TABLE II. MOUNTAIN RESORT HISTORIC & FORECAST POPULATIONS~~

~~-~~	~~1990~~	~~2000~~	~~Forecast 2010~~	~~% Growth 1990-2000~~	~~Forecast % Growth 2000-2010~~	~~Forecast % Compound Annual Growth Rate 2000-2010~~
~~United States (millions)~~	~~249.5~~	~~282.1~~	~~300~~	~~13~~	~~6~~	~~0.6~~
~~Placer County (Lake Tahoe)~~	~~172,796~~	~~248,399~~	~~325,648~~	~~44~~	~~31~~	~~2.7~~
~~California (millions)~~	~~29.8~~	~~33.9~~	~~40~~	~~14~~	~~18~~	~~1.7~~
~~Summit County (Breckinridge, Keystone, Copper)~~	~~12,939~~	~~25,725~~	~~32,427~~	~~99~~	~~26~~	~~2.3~~
~~Eagle County (Vail, Beaver Creek)~~	~~22,118~~	~~43,354~~	~~56,816~~	~~96~~	~~31~~	~~2.7~~
~~Pitkin County (Aspen, Snowmass)~~	~~12,691~~	~~15,913~~	~~18,906~~	~~25~~	~~19~~	~~1.7~~
~~Colorado (millions)~~	~~3.3~~	~~4.3~~	~~5.1~~	~~30~~	~~19~~	~~1.7~~

~~Teton County (Jackson Hole)~~	~~11,172~~	~~18,251~~	~~20,570~~	~~63~~	~~13~~	~~1.2~~
~~Wyoming (millions)~~	~~0.5~~	~~0.5~~	~~0.5~~	~~9~~	~~4~~	~~0.4~~
~~**Blaine County (Sun Valley)**~~	~~**13,552**~~	~~**18,991**~~	~~**23,283**~~	~~**40**~~	~~**23**~~	~~**2.1**~~
~~Idaho (millions)~~	~~1~~	~~1.3~~	~~1.5~~	~~30~~	~~15~~	~~1.4~~
~~Summit County (Park City, Deer Valley, The Canyons)~~	~~15,518~~	~~29,736~~	~~41,988~~	~~92~~	~~41~~	~~3.5~~
~~Utah (millions)~~	~~1.7~~	~~2.2~~	~~2.8~~	~~29~~	~~27~~	~~2.4~~

~~*Sources: U.S. Census Bureau; California Dept. of Finance; Wyoming Dept. of Administration and Information; Division of Economic Analysis, State of Colorado; Demography Section, Idaho Power 2002 Economic Forecast; Utah, Design Workshop, Inc.*~~

TABLE II. MOUNTAIN RESORT HISTORIC & FORECAST POPULATIONS

	1990	2000	2010	% Growth 2000-2010	Forecast Population 2020	Forecast % Compound Annual Growth Rate
United States (millions)	249.5	282.1	309	9.5	334	X
Placer County (Lake Tahoe)	172,796	248,399	348,432	40.3	391,682	X
California (millions)	29.8	33.9	37	9.1	40.6	X
Summit County (Breckinridge, Keystone, Copper)	12,939	25,725	27,994	8.8	37,543	X
Eagle County (Vail, Beaver Creek)	22,118	43,354	52,197	20.4	68,350	X
Pitkin County (Aspen, Snowmass)	12,691	15,913	17,148	7.8	20,585	X
Colorado (millions)	3.3	4.3	5	16.3	5.9	X
Teton County (Jackson Hole)	11,172	18,251	21,294	16.7	23,360	X
Wyoming (millions)	0.5	0.5	0.56	12	0.62	X
Blaine County (Sun Valley)	**13,552**	**18,991**	**21,376**	**12.6**	**21,463**	**X**
Idaho (millions)	1	1.3	1.57	20.8	1.7	X
						X
Summit County (Park City, Deer Valley, The Canyons)	15,518	29,736	36,324	22.2	56,001	X
Utah (millions)	1.7	2.2	2.8	27.3	3.4	X

Sources: U.S. Census Bureau; California Dept. of Finance; Wyoming Dept. of Administration and Information; Division of Economic Analysis, State of Colorado; Demography Section, Idaho Department of Labor, Utah Governor's Office of Planning and Budget, UPED Model System

(For City Council review, formulate new forecast rates and update Table II and text below).

Population projections for Sun Valley track closely the trends seen in other resort counties. Sun Valley's population is forecast to grow from 1,654 persons in 2005 to 2,359 by 2025 (Table III below), a 42.6 percent increase. The forecast is based upon future build-out estimates from the Sun Valley Resort, existing platted vacant lots in the City, and annual growth rates over the past

two decades, The compound annual growth rate is expected to average 2.1 percent for the next 20 years. (For City Council review, provide new projection information).

Baby boomers, age 40-58 in 2004, are a large segment of the U.S. population. Since many of them have the means to purchase real estate in mountain resort communities, their choice of Sun Valley as a retirement location may have a significant impact on the City's future population mix. Thus, it is reasonable to expect that the permanent population of Sun Valley will continue to have a high percentage of residents over the age of 60.

TABLE III. FORECAST YEAR-ROUND RESIDENT POPULATION

(For City Council review, update forecast table based on new rate estimates).

Year	Sun Valley Population
2000	1,427
2005	1,654
2010	1,867
2015	2,196
2025	2,359
2030	X

Source: City of Sun Valley. Community Development Department

Blaine County's economy has become increasingly dependent on construction of second-homes and resort-related infrastructure. This is evidenced by the fact that construction activities employ the majority of workers within the county, followed closely by tourism-related employment sectors, including accommodations and food services, retail, and real estate. This employment mix is expected to remain constant over the 20-year planning horizon of years 2000-2025, with the vast majority of all new employees residing outside of the Sun Valley city limits.

Blaine County is home to a growing Hispanic community that makes important contributions to the success of the area's tourism and second-home economies as well to the diversity and social fabric of the community. In recognition of this important segment of the population, the City of Sun Valley should consider the social, housing, and cultural diversity afforded to the greater community by this ethnicity and address these issues appropriately.

While the population of Sun Valley is increasing (for City Council review, update to reflect stagnant growth period), the supply of usable land and natural resources is finite. Through careful planning, the City of Sun Valley should thoughtfully monitor and project its future population based on available land, available natural resources, and the goals established by the community input process. The City should prepare a carrying capacity analysis and evaluate a

growth scenario based on the results of that analysis. This will aid in the City's development of sustainability efforts which focus on issues of social equity, economic security, and ecological integrity.

ECONOMIC INDICATORS

Local and Regional Trends

(For City Council review, update the following information and text to reflect economic changes since 2005, including information provided by Sustain Blaine/Sun Valley Economic Development, and other entities).

~~The *1994 Update* concluded that the economy of Sun Valley was that of a maturing resort community. While remaining an important and critical piece of the Sun Valley economy, tourism continues to lag behind its high point of earlier years. Winter tourism, as measured by annual skier days, has been stagnant or declining for the past ten years (Appendix, Table A-5); this trend is due to all winter resorts competing with one another to attract a relatively small and static pool of destination skiers. The highest number of skier days for the Sun Valley Resort was reported in 1985, a record that has not been surpassed since then.~~

~~In further support of this observation, Friedman Memorial Airport traffic data indicates that commercial enplanements increased only modestly over the last five years (2000-2004) (Appendix, Table A-6). Local option tax collections, an important economic indicator of tourist spending on lodging, retail and liquor, fell by nearly 2 percent annually, on average, during the period 1998- 2004. By comparison, summer tourism grew consistently over the past decade. The quarterly collection pattern of local option taxes also has not changed since 1990, with the summer season collections continuing to outpace winter season collections and the "shoulder" seasons (first and third quarters of the fiscal year that begins in October) showing no growth over the past fifteen years (Appendix, Table A-7).~~

~~While the economic forces of tourism were decreasing, the resident population was increasing. In contrast to the tourism sector trends, the City of Sun Valley has experienced substantial economic expansion due to growth in the second home market. Building permits for new residential units have steadily increased annually since 1992 and housing prices have soared. In 1992, eleven single family building permits were issued. Since that year, an annual average of 26 single family residential permits were issued with the construction value rising from an average of $462,000 per home in 1993 to an average of $1,050,000 per home in 2004. A total of 309 new single-family home building permits were issued since 1993; additionally, 106 new condominium building permits were issued over the same time frame.~~

~~Blaine County and Sun Valley share this recent experience of pronounced construction growth. The County has witnessed a reported rise in total assessed property value from approximately $2.3 billion in 1993 to $9.7 billion in 2005, recording an average annual growth rate of 26.8 percent (*Blaine County Assessors Office*).~~

~~As forecast in the *1994 Update*, the increased demand for second and permanent homes in Sun Valley caused an escalation in housing prices of both new and existing units, rendering virtually all units unaffordable to the local workforce. The result is the relocation of the work force farther down valley from the City. In June 2005, the lowest-priced condominium listed for sale in Sun Valley was $429,000 and the lowest-priced single family home sale listing was $1,500,000; in the Elkhorn area, the lowest-priced condominium sold for $260,000 and the lowest-priced single family home sold for $950,000. The 2004 median price for new residential construction in the City of Sun Valley was $1,114,000, excluding land costs.~~

~~This high demand and cost of homes in Sun Valley has shifted the City's demographics toward the higher income population segment. The net result of this trend is that community diversity diminishes when the housing costs rise at a substantially greater rate than wages.~~

WESTERN MOUNTAIN RESORT COMMUNITY TRENDS

(For City Council review, update this section with information from the Mountain Resort Alliance, as well as other applicable resources, and means test information against trends prior to and since 2005).

Mountain destination resort communities are different from other destination resorts as a result of challenges unique to these increasingly popular communities. Successful mountain destination resort communities strategically have addressed elements such as vision and leadership, economic sustainability, the maintenance of an attractive natural environment, extensive recreational opportunities and cultural attractions, community character, access and mobility. While every resort is different, all are facing similar dilemmas (Appendix, Note #2) including:

- Competition for visitors
- Retention of full-time residents
- Soaring workforce housing costs
- Extraordinary land costs
- Automobile congestion and transportation inefficiencies
- Community vitality and diversity
- Preservation and conservation of the surrounding natural environment
- Community evolution from small town to urban community

Statistically, mountain resort community population growth rates outpace state and national levels. This influx of people has increased the need for resorts to focus on community issues such as workforce housing, transportation, and vacation home demand. The rapid increase in population is also taking its toll on the natural environment and the limited supply of developable land. This demand for land is fueling redevelopment and the creation of new facilities and amenities, but it is also forcing a geographic segmentation of the communities. No longer do people live where they work.

In order for the City of Sun Valley to maintain its viability as a competitive year-round resort, it is important to study it in relation to other comparable resort communities throughout the western United States. This level of scrutiny is necessary in order to ensure that the City is addressing the needs of all its constituents.

While great resorts may be singular in focus, great communities have a character and an appeal that transcends a particular vision. A great community includes a variety of housing types in a wide range of prices, contextual architecture, a broad mix of uses, and a pedestrian- and bicycle-friendly public realm, and seamless, efficient, and frequent public transit. To combat the dilemmas noted above, resorts are repositioning themselves in new ways including:

- **Vibrancy:** Addressing all aspects of every visitor's experience is paramount to the success of a resort. To remain competitive, resorts must compete for visitors from all segments of the resort tourism market. In Vail, Snowmass and Sun Valley, resort-wide redevelopment is presenting a rare window of opportunity for greater selection in visitor and residential housing and for increased commercial enterprise. In Beaver Creek and Jackson Hole, luxury resort hotels located at the base of the slopes are giving skiers everything the visitor wants and capturing the attention and interest of both young families and empty-nesters.

- **Community:** An engaged and diverse community of full-time residents is essential to the success of a resort. Affordable housing alternatives and community facilities are integral to the stability of a long-term resident community which provides both the economic support and workforce local businesses need to thrive year-round and which creates an authentic and valued relationship with travelers. Durango Mountain Resort, Teton Village and Big Mountain are all transforming their village cores into communities in order to sustain a variety of residential and commercial/retail offerings that appeal to a broader range of visitors.

- **Transportation and Connectivity:** Convenience and innovation are keys to a successful resort experience. Many of the most successful resorts have a coordinated and seamless transportation system, with the needs of private automobile travel and parking considered secondary to pedestrian- and bicycle-oriented activities. Many resorts have instituted direct flights from major urban centers in order to lure weekend visitors. The Breckenridge Resort and the town of Breckenridge ~~are~~ financed~~ing~~ a mile-long gondola that will alleviate the previously awkward parking and busing combination.

In summary, the economic trends occurring in this area are not unique to Sun Valley. As in other prominent year-round resorts, issues that demand a wide public agenda include: land use, environmental quality and protection, the need and demand for affordable work force housing, a shift to regional transportation planning, questions of community growth management, and demographic and social diversity. The transition from serving as a family vacation destination to a year-round community of active citizens with a resort in its midst has heightened the urgency to address these issues.

The success of the City of Sun Valley is contingent upon its ability to meet the needs of the changing demographics while focusing on authenticity, environmental sustainability, diversity, and affordability. Private investment on the part of the Sun Valley Resort, a comprehensive and valley-wide transportation plan, and an affordable housing plan are all critical to this success.

NATURAL RESOURCES

Characterized as a preeminent ~~winter and summer~~ year-round destination resort, Sun Valley is surrounded by the stunning Sawtooth, Pioneer, Smoky, Boulder, and White Cloud mountain ranges to the north, west and east and the rolling sagebrush hills to the south. The essential qualities of clean water, fresh air, striking scenic beauty, open space, abundant plant and animal life, and vast opportunities for public recreation are elements that attract visitors and residents to the region. A commitment to high standards for environmental stewardship is vital to preserving these qualities and is of primary importance to retaining a healthy economy and to sustaining the well-being of Sun Valley.

HILLSIDES

Among the most notable characteristics of Sun Valley are its high, undeveloped sage and rock-covered hills, its wildlife corridors, its ridge tops, ridgelines, knolls, saddles and summits, and the natural, undeveloped skyline. The City has traditionally respected the intrinsic visual value of keeping these natural shapes free of any development. Hillside slopes greater than 25 percent have been identified and mapped as very important visual and environmental characteristics of the community; the City of Sun Valley has adopted a Hillside Ordinance that restricts development on these hillside slopes, including road cuts. ~~Completion of the hillside mapping and f~~Further refinement of requirements for hillside development are both necessary to fully protect their aesthetic attributes and to prevent vegetation loss and destabilization.

VISUAL FEATURES AND OPEN SPACE

(For City Council review, update to reflect period from 2005 to present).

In the *1994 Update*, the City mapped important public views in Sun Valley based upon field inspection. Public views are those seen from public locations such as roads or areas where people frequently assemble within the City. Surrounding mountains, including the ski areas,

prominent agricultural/recreational lands, ridgelines, and open lands were depicted. Historic locations and buildings, such as the Red Barn, Trail Creek Cabin, and Sun Valley Lodge, were also indicated and mapped in 1994, and remain vitally important today to the citizens of Sun Valley.

Over the past decade, the community has further identified certain historic building sites, open spaces, scenic corridors, and vistas as assets worthy of preservation. The City of Sun Valley will consider more detailed mapping of its built and natural visual resources and the enactment of an ordinance to ensure protection of these valued public spaces. (For City Council review, update-no ordinance was passed). In addition, consideration of street landscaping and mass, scale, and appropriate setback requirements will be important to maintain the open and scenic nature of the City.

CLIMATE AND AIR QUALITY

Sun Valley's climate is typical of a high-mountain desert environment with dry, sunny summers and mild, sunny winters. Annual precipitation averages 15 inches; with an annual snowfall of 150 inches. Low humidity contributes to a comfortable year-round climate.

Global warming is of growing concern throughout the resort industry, in other tourist-related segments, and in many parts of the world. Winter and summer resorts are beginning to implement techniques to reduce carbon dioxide emissions, including mass transportation and energy conservation initiatives. ~~Today, neither the City of Sun Valley nor Blaine County monitors the effects of climate change; however, identifying and implementing controls may be warranted in the near future.~~

While the City of Sun Valley and Blaine County do not currently monitor air quality, the Idaho Department of Environmental Quality (IDEQ) evaluated particulate matter within the Sun Valley/Ketchum area from 1995 to 1998 (Update-call IDEQ?). Evaluation results showed that this area was within all federal and state standards for particulate matter and the current perception is that Sun Valley has excellent air quality. Maintaining this valuable natural resource, however, will be challenged by increased development and the ever-increasing number of vehicular trips primarily attributable to commuters and construction-related vehicles. The City may support an air monitoring program with appropriate mitigation measures, should future development make this necessary. ~~Many western resorts with similar climates require catalytic conversion devices for new fireplaces/wood burning stoves to protect air sheds. The City may consider requiring these devices, supporting a regional air monitoring program, and implementing plans to reduce the number of private vehicular trips to maintain clean air quality.~~

WATER RESOURCES

(For City Council review, amend to reflect completion of action items from 2005 Update, e.g. Riparian Buffer Ordinance and Water Conservation Ordinance).

Trail Creek and Elkhorn Creek are the primary surface waters that flow through the City of Sun Valley. Besides providing valuable riparian habitat and supporting cold water aquatic life, these waterways benefit the City by providing scenic stream corridors and limited recreational opportunities. Golf course runoff can significantly affect natural habitats and water quality.

Various land uses are found along the creeks and the associated floodplain of Trail Creek (Appendix, Note #3). The City of Sun Valley has adopted flood hazard maps which depict 100- or 500-year flood plains. Maps also show the perennial drainages, identifying where aquatic habitat and unique vegetation may need to be protected. Future peak flows along Trail Creek have the potential to dramatically increase; however, the establishment of stream corridor setbacks and the initiation of protection measures of riparian corridors could avert problems raised by increased urbanization.

The Sun Valley Lake dam forms a man-made lake located on Trail Creek just north of Dollar Road. It has a surface area of approximately 4.5 acres and holds water in the late spring and summer months primarily for Resort irrigation purposes and also serves as an aesthetic water feature in the City and for Resort recreation.

Wells drilled into shallow aquifers located throughout the Trail Creek and Big Wood River valleys provide drinking and landscape irrigation water to the cities of Sun Valley and Ketchum. The Sun Valley Water and Sewer District (SVW&SD) provides water and wastewater treatment service for Sun Valley. The City of Ketchum provides water to a small percentage of homes in Sun Valley.

Protection and maintenance of the creek corridors will become more important as recreational demands increase and as new development occurs. (For City Council review, add text regarding the past adoption of the Riparian buffer Ordinance and requirements for construction management plans for new construction). The City of Sun Valley should continue to develop management plans and protection measures for all of its watersheds and waterways. Establishing footprints for construction and construction equipment along the creek corridors and requiring no-mow buffer zones to reduce fertilizers, pesticides and herbicides from entering the water system are two examples of surface water protection measures for consideration. Every effort should be made to develop and implement progressive conservation measures for landscaping, golf course irrigation, and domestic use.

WETLANDS

Wetlands are important for clean water, animal and bird habitat, and for aquifer recharge. City Maps adopted with the *1994 Update* depict certain wetlands in the City that are included in the *Draft Plan National Wetlands Inventory, U.S. Department of the Interior, 1989*. In reality, some areas depicted on the maps are wetlands which have been filled and developed but nevertheless are shown on the City's maps to create a historical record and to better explain how the City's subsequent development patterns have affected these natural features. The City should update City Maps to meet current federal regulations and should commit to wetland protection.

VEGETATION

(For City Council review, update to reflect period from 2005 to present).

City Maps adopted with the *1994 Update* identify significant masses of trees within the City. Groves of aspen, cottonwood and evergreen trees are the predominant plantings. The developed ground cover is predominantly lawn varieties with some limited areas of natural flora. The surrounding hillsides are covered with sagebrush, native grasses, a limited range of wildflowers, and weeds. Many of these weeds are noxious and highly invasive, taking over areas where native species have previously provided food and shelter for wildlife. (For City Council review, update to add text reflecting the need for additional goals, actions, and resources to address the noxious/invasive weed issue).

Existing native vegetation within the City and surrounding areas provide important aesthetic and environmental benefits to the community and support wildlife habitat for many birds and small and large animals. Stands of trees and shrubs provide natural habitat for wildlife while buffering against development.

To maintain species diversity and to protect the existing natural vegetation, the City of Sun Valley should consider several measures including updating vegetation mapping and reviewing and maintaining current wetland protection, stream setbacks and reclamation measures. To address the invasion of noxious weeds, the City of Sun Valley will need to establish an aggressive city-wide plan in cooperation with the Blaine County Cooperative Weed Management Area to eradicate and control these species.

WILDLIFE HABITAT

(For City Council review, update to reflect period from 2005 to present).

City maps, adopted with the *1994 Update*, trace critical wildlife habitat areas as identified by the Idaho Department of Fish and Game Department. Areas depicted include critical elk wintering areas and fish and beaver habitat. Although development within the City of Sun Valley has offset some of the natural habitat, the large lot sizes and availability of open space still provide favorable habitat for a variety of wildlife. Big game and upland game animals use riparian areas located along Trail Creek, Elkhorn Creek, and the other drainages for water, food, and cover. Plant production and diversity are highest in riparian areas, thus increasing the value of these areas to wildlife. Critical elk wintering areas and fish and beaver habitat are also found within the Areas of City Impact. Population increase and development in the Areas of City Impact may diminish wildlife habitats and increase conflicts between humans, domestic animals, and

wildlife. And, while there is an abundance of publicly-owned land adjacent to Sun Valley, property divisions do not conform to natural system boundaries.

The retention of a range of wildlife activity is important to the ecological health of the region and is a valued attraction by residents and visitors. To be faithful stewards of the land and to more adequately protect endangered habitats and the wildlife corridor system, Sun Valley should ~~must~~ update its wildlife habitat maps over time and establish productive relationships with land management agencies in conjunction with its efforts to preserve open space within the City limits.

AVALANCHE ZONES

In the late 1970's, the City of Sun Valley established an Avalanche Overlay District Zone within which special design guidelines must be met (see City Maps adopted with the *1994 Update).* While updates of these maps have not been performed since that time, the existing data is valuable as baseline information for future studies. In the absence of a comprehensive avalanche study, site-specific avalanche studies should be required prior to project review and approval.

WILDFIRE HAZARD

(For City Council review, correct and update to reflect City actions since 2005 and include possible Wildland Urban Interface Code).

The threat of wildfires is a constant concern with over 80 percent (80%) of the City boundaries adjacent to open space and large areas of open space existing within the City. To mitigate that threat in the past, the City has removed sagebrush from potential wildfire areas, created a 150-foot buffer zone adjacent to certain subdivisions and adopted an ordinance requiring roofing materials to meet either fire-resistant or non-combustible standards (For City Council review, update- non-wood products now mandated for roofs by ordinance). Additional measures to protect against a catastrophic wildfire incident should include encouraging the use ~~future evaluation~~ of noncombustible siding materials and the development of landscaping codes to locate highly flammable vegetation away from buildings.

LAND USE AND COMMUNITY DESIGN

LAND USE CLASSIFICATIONS

The City of Sun Valley covers just over 6,300 acres (approximately 9.8 square miles) and is distinguished by the Trail Creek and Elkhorn drainages. The land use pattern can be generally described as cluster developments along the valley floors which are separated by undeveloped hills and ridges retained as scenic, natural landscape buffers. Trails and paths circulate along the

major roads in both the Trail Creek and Elkhorn valleys and throughout the City's other hills and valleys. The Sun Valley and Elkhorn Springs golf courses and Dollar Mountain/Elkhorn ski area are distinctive recreational land uses located within the city limits.

In the *1994 Update*, Sun Valley adopted its initial Land Use Map (For City Council review, add reference to 1973 Master Plan, etc?) which depicted lands suitable for residential and commercial development, lands suitable for outdoor recreational uses, and lands categorized for undeveloped recreational or agricultural use. Also in that update, the City of Sun Valley adopted an Area of City Impact Map depicting lands located in the general area south of city boundaries and certain lands north along Trail Creek Road. The City of Sun Valley shares its boundaries with several other jurisdictions, including lands managed by either the USFS and the BLM to the north and east, and private and public lands to the south and west held under the jurisdictions of either the City of Ketchum, Blaine County, or agencies of the federal or state governments. (For City Council review, add text about 2012 ACI renegotiation and approval?)

The most recognized portion of the City, the Sun Valley Resort, is located in the northwest segment of the city, within the Trail Creek drainage. Most visitor and commercial uses are found in this vicinity. Higher density residential development occurs in proximity to the Sun Valley Resort and around the Elkhorn Springs ~~Village~~ commercial core.

Within the Elkhorn drainage, residential development is clustered along cul-de-sacs and minor drainages. The redevelopment master plan for the Elkhorn Springs village core, approved in 2004, includes a new golf course club house, commercial, condominium, and paired home construction. Workforce housing, public amenities, and road improvements complete the redevelopment. Multi- family residential is the predominant surrounding land use in the Elkhorn Springs ~~Village~~ area.

COMMUNITY DESIGN

The development of the City of Sun Valley has, in large part, been complementary to the surrounding natural landscape, with mass and size of structures built to "human scale", below the existing permitted maximums, and surrounded by abundant landscaping. The open and natural landscape of the City is one of the most notable attributes of Sun Valley and city streets, entryways, streams, wetlands, and trails also provide important scenic and open areas. Also, the City's design guidelines and development regulations protect the night sky, another significant attribute of the ambient, natural environment.

Physical construction is generally clustered with consistent architectural design elements. The redevelopment of the Elkhorn Springs village consists of a dense core development of tall, multi-family structures and retail spaces. The design of the Sun Valley Resort village core recalls the historic integrity of Sun Valley with rustic buildings and distinctive public space. In addition, numerous Special Sites of historic, natural, ecological, architectural, archaeological, and scenic value or significance exist within the City. These include, but are not limited to: the Hemingway

Memorial, Red Barn, Trail Creek Cabin, Ruud Mountain Ski Lift, Sun Valley Road pastures and Sun Valley Lake. These sites will be given special consideration for active protection and preservation (See Chapter III, Figure 2, Special Sites).

(For City Council review, add text that explains that Commercial design guidelines were update in 2007 and residential was evaluated but not update. Multi-family residential guidelines were recommended for future evalaution).

HOUSING

HOUSING CHARACTERISTICS AND FORECAST

(For City Council review, update text in this section with information from BCHA, ARCH, etc. and more recent housing needs assessment).

Sun Valley's housing stock primarily consists of two types of units: those occupied by year-round residents and those occupied part-time by either second-homeowners or seasonal and recreational renters. Table IV summarizes actual and forecasted changes to Sun Valley's housing stock.

~~TABLE IV. ACTUAL AND FORECAST HOUSING DISTRIBUTION BY UNIT TYPE.~~

~~Housing Units by Type~~	~~1990~~	~~2000~~	~~Forecast 2025~~
~~Occupied Year-Round Units~~			
~~By Owner~~	~~262 (13%)~~	~~463 (20%)~~	~~811 (22%)~~
~~By Renter~~	~~115 (5%)~~	~~131 (6%)~~	~~203 (5%)~~
~~Total Occupied Year-Round Units~~	~~377 (18%)~~	~~594 (26%)~~	~~1,014 (27%)~~
~~Total Occupied Part-Time Units (Second Homeowners, Seasonal & Recreational Rentals)~~	~~1,419 (69%)~~	~~1,569 (68%)~~	~~2,467 (66%)~~
~~Units for Sale~~	~~264 (13%)~~	~~149 (6%)~~	~~274 (7%)~~
~~Total Housing Units~~	~~2,060 (100%)~~	~~2,339 (100%)~~	~~3,755 (100%)~~

~~Source: U.S. Census Bureau, 2000; City of Sun Valley Community Development Department~~

TABLE IV. ACTUAL AND FORECAST HOUSING DISTRIBUTION BY UNIT TYPE. (REVISED TABLE IV)

Housing Units by Type	1990	2000	2010	Forecast 2030
Occupied Year-Round Units				
By Owner	262 (13%)	463 (20%)	423 (16.2%)	
By Renter	115 (5%)	131 (6%)	191 (7.3%)	
Total Occupied Year-Round Units	**377 (18%)**	**594 (26%)**	**614 (23.5%)**	
Total Occupied Part-Time Units (Second Homeowners, Seasonal & Recreational Rentals)	**1,419 (69%)**	**1,569 (68%)**	**1,126 (43.1%)**	
Units for Sale	**264 (13%)**	**149 (6%)**	**870 (33.3%)**	
Total Housing Units	**2,060 (100%)**	**2,339 (100%)**	**2,610 (100%)**	

Source: U.S. Census Bureau, 2010; City of Sun Valley Community Development Department 2013

(Note: need to verify how to calculate occupied part-time units and units for sale; need to work out the Forecast 2030)

As indicated in Table IV, the majority of housing units in Sun Valley are occupied part-time by second homeowners and seasonal and recreational renters (68% in 2000); housing units occupied by year-round owners account for 20 percent of totals in 2000. Both year-round occupied rental units and units for sale each held small (6 percent) portions of the housing stock in 2000.

The forecast for housing by unit type in Sun Valley in year 2025 is presented in Table IV above. The forecast for housing unit totals for year 2025 are based on build-out assumptions within the current municipal boundaries of Sun Valley. The total number of future residential units in Sun Valley is a combination of existing units, estimated build-out by the Sun Valley Resort, and the number of units built on other, privately-owned vacant land. In the forecast method utilized, the relative distribution of year-round and part-time residential units is assumed to remain the same as in the year 2000 actual data.

Sun Valley's total housing unit inventory is forecast to increase by 61 percent (1,416 units) for a total of 3,755 units by year 2025 as shown in Table V below. Approximately 420 year-round housing units will be added by 2025 to a total of 1,014 units, an increase of 71 percent over year

2000. The total number of occupied part-time units is forecast to reach 2,467, a 57 percent increase over year 2000.

~~TABLE V. ACTUAL AND FORECAST PERCENT CHANGE IN HOUSING BY UNIT TYPE~~

~~Housing Units by Type~~	~~1990~~	~~2000~~	~~Actual % Change 1990-2000~~	~~2000~~	~~Forecast 2025~~	~~Forecast % Change 2000-2025~~
~~Occupied Year-Round Units~~						
~~**By Owner**~~	~~**262**~~	~~**463**~~	~~**77%**~~	~~**463**~~	~~**811**~~	~~**75%**~~
~~**By Renter**~~	~~**115**~~	~~**131**~~	~~**14%**~~	~~**131**~~	~~**203**~~	~~**55%**~~
~~Total Occupied Year-Round Units~~	~~377~~	~~594~~	~~58%~~	~~594~~	~~1,014~~	~~71%~~
~~Total Occupied Part-Time Units (Second Homeowners, Seasonal & Recreational Rentals)~~	~~1,419~~	~~1,569~~	~~11%~~	~~1,569~~	~~2,467~~	~~57%~~
~~Units for Sale~~	~~**264**~~	~~**149**~~	~~-44%~~	~~**149**~~	~~**274**~~	~~84%~~
~~Total All Housing Units~~	~~2,060~~	~~2,339~~	~~14%~~	~~2,339~~	~~3,755~~	~~61%~~

~~*Source: U.S. Census Bureau, 2000; City of Sun Valley Community Development Department 2005.*~~

TABLE V. ACTUAL AND FORECAST PERCENT CHANGE IN HOUSING BY UNIT TYPE (REVISED TABLE V)

Housing Units by Type	2000	2010	Actual % Change 2000-2010	2010	Forecast 2025	Forecast % Change 2010-2030
Occupied Year-Round Units						
By Owner	**463**	**423**	**-8.6%**	**423**	**811**	
By Renter	**131**	**191**	**45.8%**	**191**	**203**	
Total Occupied Year-Round Units	594	614	3.4%	614	1,014	
Total Occupied Part-Time Units (Second Homeowners, Seasonal & Recreational Rentals)	1,569	1126	-28.2%	1126	2,467	
Units for Sale	**149**	870	484%	**870**	**274**	
Total All Housing Units	2,339	2610	11.6%	2610	3,755	

Source: U.S. Census Bureau, 2010; City of Sun Valley Community Development Department 2013.

(Note: this table is based on Table IV; yet to verify the info to compile data of the last two columns)

While overall growth of all housing units during the ten-year period, 1990 to 2000, was 14 percent (1.4~~%~~ percent annually), the largest growth component was those housing units occupied by year-round residents at 77 percent (7.7 percent annually).

The forecast for total occupied part-time units will be a 2.2 percent annual growth rate over the 25-year period, 2000-2025 (vs. 1.1 percent annual 1990-2000); total occupied year-round units ~~is~~ are expected to grow more slowly at a 2.8 percent annual rate over the 25-year period, 2000-2025, compared to a 5.8 percent annual growth rate for the ten years, 1990-2000.

Sun Valley's part-time, second homeowner or seasonal/recreational, housing component is indicative of the national, multi-billion dollar second home market, a market demand that is not expected to peak in the near future. In 2005, it is estimated that 4.8 million U.S. households have an inflation-adjusted net worth of between $1 and $5 million. An additional 1.5 million Americans have net worth in excess of $5 million, (*New York Times, June 5, 2005*). Many of these households consist of individuals seeking lifestyles, amenities, and exceptional settings like those found in Sun Valley. As the data in Table IV and Table V indicate, significant growth of both segments of the housing market is expected to continue in Sun Valley as more people seek to live here. The City should consider actions which will ensure a strong full-time residential component in support of a vibrant, sustainable community. As the demand for permanent and second homes continues to grow, the demand for service workers can also be expected to increase significantly.

WORKFORCE HOUSING

(For City Council review, update to reflect amended policy and economic downturn but recognizing future need for community housing when economy rebounds).

(For City Council review, amend to reflect focus on best transportation rather than workforce housing just in the City?). Additionally, list the only tool currently available in the City Code for direct provision of workforce housing- 5% regarding CC commercial area).

For the past three decades, the affordability of housing in Sun Valley has become particularly difficult to address because of the limited housing stock and the increasing scarcity and rising price of available land. Affordable housing is defined as housing that requires no more than 30 percent of a family's annual household income to rent or purchase. Using the research of the ~~Blaine-Ketchum Housing Authority~~ Blaine County Housing Authority (BCHA), Sun Valley defines affordable workforce housing in the City of Sun Valley as housing (both rental and owned) for households earning between 60 percent and 120 percent of the area median income.

According to the 2000 Census, 37% of Sun Valley's residents were "cost burdened" by mortgage payments or rents (i.e. paying more than 30 percent of their total household income), even with

55 percent of this group earning over $50,000 per year. Those households paying a disproportionate share of their income for housing tended to be between 35 and 54 years of age.

During the past ten years, traditional middle class households, such as mid-level managers, small business owners, school teachers, law enforcement officers, and medical workers, increasingly have become "priced out" of the Sun Valley housing market. This loss of affordable housing stock in Sun Valley and the north valley has made it difficult for local businesses to attract and retain employees. The Sun Valley Resort provides housing for approximately 40 percent of its high-season employees (486 beds in one-bedroom, two-bedroom and studio units). While this is a significant contribution to workforce housing as it relates to the ability of the Resort to attract service personnel, a large percentage of the total workforce lives outside the boundaries of Sun Valley in order to afford housing. This has resulted in increased traffic congestion on Highway 75 and long distance busing of employees from Twin Falls and Shoshone.

During the preparation of the 2005 *Update*, the importance of providing for a sufficient mix of affordable workforce housing became a continuous planning theme. By working together with other local jurisdictions on a regional basis and in partnership with the private sector, the provision of workforce housing should help to provide a more sustainable economy and contribute a substantial long-term benefit to the community.

~~In April, 2005, as a part of a multi-faceted approach, the City of Sun Valley enacted two workforce housing ordinances. One ordinance mandates the participation of all new development in assisting with the creation of workforce housing; another ordinance integrates workforce housing requirements into all zones, regardless of whether the units are for rent or for sale. The City also appropriated general tax funds for the construction and purchase of several housing units.~~ (For City Council review, update above text to reflect repeal of housing ordinances and changes since 2005).

PUBLIC SERVICES, FACILITIES, AND UTILITIES

Informed land use decisions require consideration of the impacts of development on the existing infrastructure and the ability to extend adequate level of public service to growth areas. The strategic provision and location of public facilities and services are effective means for creating a desired pattern of growth in the City.

WATER

(Note- text was amended to reflect March 5, 2013 SVW&SD comments from Pat McMahon and conditions since 2005. For City Council review, update text to include completion of the reuse water infrastructure in 2014 and service to Elkhorn golf course area).

The domestic and irrigation needs of Sun Valley are met primarily by the Sun Valley Water & Sewer District (District). The District's water supply is provided by ten groundwater wells. Six

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

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

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

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

~~The domestic water and irrigation needs of Sun Valley are met primarily by the Sun Valley Water and Sewer District (SVWSD). In 2004, the SVWSD's water supply came from a system of pumps from nine shallow wells located in the alluvial deposits of the Wood River and Trail Creek drainages. A tenth well, on the Trail Creek drainage, was being added in the summer of 2005. At present, the wells are capable of providing a maximum flow of 11.6 million gallons per day (mgd). The current daily usage ranges from 1.5 mgd during the winter to a maximum of 8.9 mgd during summer irrigation months. Average demands on the water system are between 2.2 and 2.3 million gallons per day and coincide with seasonal population peaks. The incorporated area of the City of Sun Valley accounts for 99.9% of the SVWSD's water supply for domestic water usage; the remaining fraction of the SVWSD's water supply is used by residential units outside of the City's incorporated area. In addition to domestic water provided by the SVWSD, the City of Ketchum provides domestic water to the Weyakkin Subdivision.~~

~~The Sun Valley Resort has its own private surface water rights on Trail Creek and uses these untreated water rights for irrigation of its golf course and extensive landscaping. The SVWSD provides about 20% of the Resort's landscaping irrigation water in the Sun Valley Village core.~~

~~The Elkhorn Springs golf course recently installed a new irrigation system capable of processing and reusing water from the wastewater treatment plant. The City should encourage SVWSD and golf course owners to bring this system on-line at the earliest date possible; likewise, the City~~

~~should encourage any other golf course or snowmaking operations to retrofit similar processing systems.~~

~~Forecast models of the SVWSD indicate that adequate domestic water is available for additional growth in the City of Sun Valley but may require a concerted water conservation program for irrigation of existing and/or new landscaping. In 2005, SVWSD was updating water availability studies to help guide SVWSD investments and to systematically prepare for future growth.~~

Prior to approval of development applications, the City of Sun Valley requires proof of water availability from the SVWSD for domestic and irrigation purposes. The City should evaluate the need to more fully document water availability, including water rights, storage and distribution capacities for new development applications, and for anticipated build-out. As water availability becomes a growing concern, the City should continue ~~consider increasing~~ its level of involvement in SVWSD matters through representation at the District Board. Additionally, the SVWSD ~~has informally~~ asked the City to consider water conservation methods in planning activities to better manage water resources. (For City Council review, update to reflect the Water Conservation Ordinance adopted by the City).

WASTEWATER TREATMENT

(Note: amended to reflect March 5, 2013 SVW&SD comments from Pat McMahon and conditions since 2005. For City Council review, amend to reflect 2014 reuse water improvements).

Located south of Ketchum on River Ranch Road, the Ketchum/Sun Valley Wastewater Treatment Plant is jointly owned by the Sun Valley Water & Sewer District and the City of Ketchum. The City of Ketchum operates the plant, with capital costs shared equally, and expense costs determined by metered flows from each entity. Sun Valley is currently responsible for 48% of the average daily 1.6 million gallons per day (m.g.d.) flow. Wastewater flows during peak high season can reach 2.3 m.g.d. The Treatment Plant is designed for a peak capacity of 7.5 m.g.d., and an average annual flow of 4.0 m.g.d. The Treatment Plant has the capacity to provide for projected influent loads and flows for the next 20 years. (Appendix, Note #4).

~~Located south of Ketchum, the Ketchum Sun Valley Wastewater Treatment Plant is jointly owned by the City of Ketchum and SVWSD and operated by the City of Ketchum. Capital contributions are shared equally while operations expenditures are determined by metered usage.~~

~~Sun Valley is presently responsible for approximately 47% of the average annual daily usage of 1.6 million gallons per day (m.g.d.). Peaks in summer months reach 2.2 million gallons per day.~~

~~In 2005, construction enhancements were commenced to increase the plant's current capacity of 2.5 mgd. The expansion, to be completed in 2006, will increase the hydraulic capacity of the plant to 5.0 million gallons with a peak capacity of 7.53 mgd and annual average flow of 4.0~~

~~mgd. The additional capacity will provide for the projected influent loads and flows for both Ketchum and Sun Valley for the next 20 years (through year 2025) and are expected to approach the build-out requirements of the two cities. (Appendix, Note #4).~~

SOLID WASTE MANAGEMENT AND RECYCLING

(For City Council review, verify and update with the most current information from providers, e.g. glass not recycled, fees, etc).

Solid waste disposal, curbside rubbish, and recycling collection are provided to Sun Valley residents through a contract with Clear Creek Disposal (formerly Wood River Rubbish). Blaine County provides both the region's landfill and recycling center (Appendix, Note #5). In 2005, the County formed a regional planning group of local jurisdictions to evaluate the opportunities, trade-offs, and costs of a more coordinated recycling program targeted at reducing landfill hauls. The City understands the ongoing and evolving nature of waste reduction and recycling and anticipates the evaluation of plans to reduce residential and commercial waste generation ~~through methods such as "pay as you throw"~~. Further, the City encourages recycling those homes slated for replacement by new home construction. The Building Materials Thrift Store, a non-profit organization that is affiliated with the Wood River Land Trust, leads the effort on behalf of interested homeowners wishing to preserve and recycle natural resources. (For City Council review, update text to reflect City's effort and results from 2006 recycling examination and also the work of ARCH for house moving/reuse).

PUBLIC SAFETY

(For City Council review, amend to reflect update from public safety providers and conditions since 2005, Castle Rock Fire, etc.).

Established in 1972, the Sun Valley Fire Department is responsible for fire prevention, public education programs, fire code inspections, and code enforcement and consists of a Chief, Assistant Chief, Training Officer, Code Enforcer, and 20 paid on-call volunteers (For City Council review, update with most current 2014 staffing). Department firefighters are also qualified to respond to various back-country and avalanche rescue demands. The Department has mutual aid agreements with other area fire departments as well as the USFS and BLM. The City currently has two fire stations, one located at the intersection of Elkhorn Road and Dollar Road and another at the intersection of Arrowleaf Road and Morningstar Road (Appendix, Note #6). Emergency medical and rescue services for Sun Valley, Ketchum, and the north Blaine County area are provided by the Ketchum Fire Department and funded by the Blaine County Ambulance District.

Designated as a "community at risk" for wildfires because of its topography and proximity to volatile fuels, Sun Valley has taken measures over the past several years to reduce fuel hazards

in urban interface areas, including wild lands brush management and roofing material regulations. Continued efforts to improve the fire safety of the City will include consideration of new construction to have non-combustible exterior finishes, landscaping limitations, and additional setbacks in high wildfire hazard areas.

Law enforcement is provided by the Sun Valley Police Department with offices in the Municipal Complex located at the intersection of Elkhorn Road and Dollar Road. The department includes the Police Chief, Assistant Police Chief, eight sworn officers, and a deputy clerk (For City Council review, update with most current 2014 staffing). Mutual aid agreements with the City of Ketchum and Blaine County provide needed backup, jail services, dispatch, communications and personnel management support (Appendix, Note #7).

Over the past decade, the rapidly increasing cost of residential housing has resulted in the displacement of police officers and volunteer firefighters to neighborhoods distant from the City. The Fire Department has identified the shortage of affordable housing as the greatest challenge facing it. The City of Sun Valley is aware of the crucial need to locate essential public safety personnel within rapid response call zones and has initiated programs intended to provide for a mix of essential workforce housing.

The City of Sun Valley may need to upgrade service capabilities to meet the police and fire safety needs of anticipated growth in the Trail Creek and Sun Valley Village areas; this may necessitate a new substation along Trail Creek Road for fire and police protection service. (For City Council review, add text about Fire Department structure on west side of City when White Clouds or other developments in the Trail Creek area are built out).

CITY FACILITIES

(For City Council review, amend to reflect current facilities and efforts/conditions since 2005. Also update for the Capital Investment Plan and process for selection).

The City of Sun Valley maintains its City Hall at 81 Elkhorn Road. Police and fire services share the facility with administration, street, and community development services; Council Chambers are also located in this building while street maintenance vehicles are stored and serviced in an adjacent building. The City has 21 full-time employees (For City Council review, update with most current 2014 staffing). The current site offers limited capacity for facilities expansion, should additional services be required. For example, sand storage for use by the winter road crews is currently located at The Community School's Sagewillow Farm in Elkhorn. Suitable permanent locations for facilities expansions to address any additional future services (e.g. fire stations, recycling facility) and for a city yard facility (operations, sand, plows, trucks, and other storage needs) ~~for both of these requirements~~ will need to be identified.

The City currently has one park site of five acres (known as the Meadows Parcel) located on Sun Valley Road near the City's southern boundary with Ketchum. Currently undeveloped, the

City's plans for use of the Meadows Parcel are not yet decided; however, this park area and ~~other potential pocket parks~~ offers significant benefits to the City and should be identified on the Future Land Use Map. (For City Council review, update with new plan/policy for the 5-acre parcel's use?)

A ~~The~~ primary recreational amenity is the paved multi-use, ~~pedestrian and~~ non-motorized ~~bike~~ path which runs throughout the City on a combination of City-owned right of way and private property. (For City Council review, add information about miles of path, etc). The City will coordinate with Blaine County Recreation District and other partners (such as the Sun Valley Community Trails group) to develop an integrated recreation system to link neighborhoods and neighboring communities to open space, trails, parks, and other non-motorized recreational amenities and services for hiking, biking, and nature walks. Where appropriate, parking for recreation will be located in areas that minimize impact of vehicular travel and disperse usage throughout the recreational system.

Recreational amenities in Sun Valley add significantly to the quality of life and serve a healthy, athletic, and vigorous population of residents and visitors. While our recreational amenities (e.g., ice rinks, swimming pools, golf courses, ski facilities, sports fields, children's playgrounds, Nordic ski tracks, tennis courts, gun club, and the extensive, park-like grounds of the Sun Valley Resort) are all privately owned and managed, historically these facilities have remained open and welcoming to the public. In 2004, the Elkhorn ~~Springs~~ golf course was privatized but continued~~s~~ to provide a limited number of public access passes through a contract with the City. The sale of the Elkhorn Golf Course to the Sun Valley Resort in 2010 did not affect the contracted limited public access pass policy. The City should continue to work closely with the Resort and other owners of recreational amenities to ensure that, where practicable, all current and future recreational offerings remain open to the public.

The Sun Valley region received certification as a United States Olympic Committee (USOC) training site for cross country skiing in 2013. The City should work closely with the Sun Valley Ski Education Foundation as the designated local operator, and surrounding community to encourage improvements in cross country skiing training facilities, other athlete support and/or sports medicine facilities, and the possible expansion of the USOC certification to include other sports such as biathlon and biking.

One of the City's primary strategies to ensure public access to open space (across public and/or private property) for recreational use of trailheads and trails is to conserve open space in perpetuity through permanent easements. The City plans to coordinate with the Sun Valley Resort to preserve approximately 1,500 acres of Resort-owned land as permanent open space, including the pasture along both sides of Sun Valley Road (Penny Pasture), a 0.5-acre parcel at the end of Fairway Road, the Ruud Mountain chairlift, Trail Creek, Prospector Hill, and selected ridgelines and steep hillsides. The City also plans to develop a partnership with the Sun Valley Elkhorn Association (SVEA) to designate and protect common open lands as permanent open space. Additionally, coordination with federal and state agencies that manage public lands

adjacent to the City's north, east, and south boundaries is integral to the comprehensive effort of open space conservation.

The Sun Valley Summer Symphony, featuring over 100 professional musicians, resides in Sun Valley for two weeks each summer, bringing together thousands of classical music lovers to hear free concerts on the lawn at Sun Valley Resort (For City Council review, update text to reference construction of the SV Pavilion). The Sun Valley Writer's Conference, the annual ~~spring~~ Wellness Festival and the annual fall Swing'n' Dixie Jamboree expand the cultural menu for guests and residents. The City of Sun Valley enjoys the remarkable facility and literary collections of the Community Library. Located in Ketchum, the Library is a non-profit organization supported entirely by charitable donation and is open to everyone. A United States Post Office, providing general delivery and postal box service to approximately 2,200 customers, is located in the Sun Valley Resort mall with a satellite facility in the Elkhorn village. Currently, mail delivery to City addresses is not available. (For City Council review, update text to reflect the service and relationship with the Ketchum Cemetery).

SCHOOLS AND LIFELONG LEARNING

(For City Council review, amend to reflect current conditions and comments, including verbiage on all kinds of educational avenues and references to the Community School's long-range ambitions and plans).

Area public schools are administered by the Blaine County School District, serving students living in Bellevue, Hailey, Ketchum, Carey, and Sun Valley.

Blaine County School District #61 serves the public school needs for the City of Sun Valley. Although located outside the city, these schools are: Wood River High School (Hailey), Wood River Middle School (Hailey), and Hemingway Elementary (Ketchum). Several private pre-schools and kindergartens, including a Montessori school, operate in Ketchum and Hailey. The College of Southern Idaho, with its main campus located in Twin Falls, operates a comprehensive satellite program in Hailey and offers Associate of Arts degrees and adult education courses. The City of Sun Valley supports the goal of providing a high quality student educational system and is committed to evaluating the future facility and operating needs of schools as growth materializes.

The Community School, a small private college preparatory school located in Sun Valley, enrolls approximately 325 students in grades pre-K through 12. The school entrance is on Dollar Road across from Sun Valley Lake. Facilities include a gymnasium, 220-seat theater ~~(constructed in 1999)~~ and two regulation soccer fields in Elkhorn, all available for community use. The City values The Community School and appreciates the benefits it brings to the region's children and the cultural and educational programs it provides to the greater community. The City desires to work in partnership with the school and private property owners to meet the school's future needs for land, facilities, parking, transportation, student boarding, and workforce housing as its

student population grows. (For City Council review, update text to reflect the City approved Master Plan for the Trail Creek Campus in 2014).

PUBLIC HEALTH

(For City Council review, amend to reflect current conditions and comments).

The health service needs of the Sun Valley community are served principally by St. Luke's Wood River Medical Center, a private not-for-profit organization. It is located in Blaine County on Highway 75, approximately 1/4 mile south of Sun Valley. St. Luke's, which opened in 2001 and is a full-service facility with 24-hour emergency care, is one of the Wood River Valley's largest employers. ~~South Central District Health, a State of Idaho agency, maintains an office in Bellevue with a staff that includes nurses, environmental health specialists, and a nutritionist.~~ (For City Council review, verify if SCDH closed its facility). The City should work with St. Luke's to ensure that medical support services are available for the community and that housing is available for essential medical staff in both the immediate- and long-term time frames. ~~The 2005 Update includes an expanded Area of City Impact to include St. Luke's Wood River Medical Center in support of those goals.~~

UTILITIES

(For City Council review, update with current information and issues, i.e. Christmas power outage and need for second power line).

Idaho Power Company provides electrical service to Sun Valley. While there are no power generation facilities in the area, power is delivered to the community via a main transmission line that runs over the Elkhorn section of Sun Valley and Dollar Mountain to a distribution substation in Sun Valley. Intermountain Gas, Inc., supplies Sun Valley with natural gas and ~~Qwest~~ CenturyLink provides land line telephone and internet service. Cox Communications has a franchise to provide cable television and broadband internet services in the City. (For City Council review, list other new broadband internet/fiber optic servers).

Several wireless communication providers currently hold licenses for the construction of eleven cell towers in the north portion of the Wood River Valley. While none of these towers are planned to be constructed within the city limits of Sun Valley, the City should develop a general policy to address potential construction of cell towers within its boundaries. (For City Council review, update to reflect City's adoption of wireless communication facility ordinance and to list all current approved and planned sites).

With an expected population increase of 42.6 percent by the year 2030~~25~~, and the subsequent need for additional housing and related services, the City's utility needs will increase substantially. To accommodate this growth, Idaho Power Company, Intermountain Gas, and communications service providers are expected to increase services to the area as necessary. Where possible, the City of Sun Valley plans to coordinate with Idaho Power to relocate power

lines underground in areas of high visual impact and to partner with appropriate utility providers to extend services where growth occurs. (For City Council review, add second power distribution line efforts discussion and infrastructure replacement project begun by Idaho Power). The City should continue to investigate and encourage opportunities for renewable energy (e.g. solar, wind) in the City and region.

TRANSPORTATION

(For City Council review, amend text to reflect current conditions and comments as well as grant award from LHTAC and effort to update Transportation Plan in 2014).

Transportation – the system of roads, paths, parking, transit, pedestrian, and bicycle facilities and services - frequently defines land use development patterns and is a strong contributor to the very culture of a municipality. In resort towns, a seamless, efficient, and clean transportation network is often prioritized to meet the expectations of visitors and the needs of residents.

The *1997 City of Sun Valley Transportation Plan* (*1997 Transportation Plan)* provides the framework for shaping the city's transportation service. In support of the *1994 Update,* which emphasized that Sun Valley should be pedestrian- and bicycle-oriented, the *1997 Transportation Plan* identified the development of a multi-modal transportation system that reduces dependence on private automobile use and offers opportunities for greater reliance on pedestrian, bicycle, and mass transit modes of travel as an important step toward maintaining Sun Valley's quality of life. The following summarizes the contents of the *1997 Transportation Plan* and provides a brief description of current conditions and future trends.

STREET NETWORK

(For City Council review, amend text to: reflect current conditions and comments, including CIP effort, failed bond, etc.; and, the City's 2014 Transportation Plan Update).

In 1995, the City approved a bond for reconstruction of, or improvements to, all streets maintained by the City; in 2005, additional funds were secured to improve Fairway Road and Paintbrush Road. Today, all City-maintained streets operate at acceptable levels of service and comply with City street standards. Additionally, Sun Valley Road, a collector street, is maintained by Idaho Department of Transportation while other private, non-conforming streets within city limits are maintained by the homeowners. For example, some private roads are used as entrances into condominium complexes or private facilities such as The Community School, while other roads function as internal street networks for residential subdivisions, such as the Lane Ranch subdivision.

The *1997 Transportation Plan* identified specific improvements for roadway capacity, including intersection and entryway improvements; it further required development applications to integrate into the existing roadway network in a manner that avoids producing increased

congestion and that maintains the character of the community. The plan set out improvements for alternate travel modes, including transit stops, bike lanes, and sidewalks. The plan also recommended that comprehensive transportation studies be completed by new development applicants to address potential traffic volume issues.

The *1997 Transportation Plan* prioritized the thoughtful design and enhancement of the City's gateways to improve safety, to strengthen the community's image, and to help visitors find their way. Scenic pullouts were listed as a safety need and as a visitor amenity. Streetscape and signage standards were recommended to unify elements of the transportation system.

SIGNAGE AND WAYFINDING

The City's roads, paths and developments have a wide assortment of safety, locational, directional and other signage in place. The Resort, tourist and second home owner based community of Sun Valley requires clear and up to date signage and the implementation of way finding measures to facilitate transportation and recreational opportunities. Coordination of signage of all types is encouraged among the City, Sun Valley Company, Sun Valley Elkhorn Association, existing and future developments, and other regional cities and agencies to ensure complimentary functionality of signs and markings while minimizing confusion and visual sign pollution.

PATHS AND TRAIL SYSTEM

(For City Council review, amend text to reflect current conditions and comments).

A key component of the area's transportation system, Sun Valley's paved pathway system is a well-used, recognized benefit for pedestrians, bicyclists, rollerbladers, roller skiers, and joggers. With the primary pathway system completed, the *1997 Transportation Plan* recommended that a secondary pathway system be developed to promote greater pedestrian and bicycle travel along less heavily traveled streets in the City. While this proposal is currently unfunded, opportunities exist to expand the path system and connect to open space areas and other trail systems. With the support of trail management groups, the City can identify and obtain permanent access easements for recreational trailheads, trails, and parking (Appendix, Note #8).

PARKING

(For City Council review, amend text to reflect current conditions and comments).

Parking facilities within the City of Sun Valley are provided by "activity generators", (e.g., commercial, recreational, and cultural activities, etc.). The largest and most frequently used parking lots are those in the Sun Valley Resort/Village Core. On-street parking is discouraged and, except for brief periods during residential construction, is rarely a traffic safety issue. The *1997 Transportation Plan* proposed that the City develop strict parking standards as part of

design reviews and plan approvals. (For City Council review, add language about construction management plans, etc).

BUS TRANSPORTATION

(For City Council review, amend to reflect current conditions (e.g. Mt Rides, the City donated bus for the Red Route, and implementation of a bus transfer station in the SV Core on Baldy Loop Lane) and comments, e.g. Mountain Rides and new Ketchum hub facility on Sun Valley Road).

Three bus systems provide mass transit service in and around Sun Valley. The oldest system, the Ketchum Area Rapid Transit (KART), was formed by the cities of Ketchum and Sun Valley in 1979 and operates free, year-round bus service between the two communities with service to downtown Ketchum, west Ketchum, Village Loop Road, Elkhorn Road, Morningstar Road, Lane Ranch Road, and to the ski lift bases of both Warm Springs and River Run. KART operates on a 20-minute schedule in winter, a 30-minute schedule in summer and once-an-hour during the off-season months of May, October and November. A four-year study of monthly KART ridership statistics is shown in Table A-8 in the Appendix. The highest months for KART ridership are December, January, February and March; the months of May and October experience the lowest ridership. Notably, annual KART system ridership numbers steadily decreased between 1994 and 2004.

However, ridership numbers in the shoulder seasons, while still slightly declining, reveal more consistency. This would indicate that there is a base level of local riders who regularly utilize the KART bus service.

In 2001, under the original management of the non-profit Wood River Ride Share/Peak Bus organization, a "Friday Night Bus" service began to transport teens between Hailey and Ketchum; this service is presently funded by the Teen Advisory Council and continues weekly operations. (revise/update and add Mt Rides Valley Routes, etc) In June 2002, Blaine County, in a funding partnership with Sun Valley, Ketchum, the State of Idaho, and private supporters, initiated a peak-hour commuter bus between Ketchum, Sun Valley, Hailey, and Bellevue in response to increased vehicular travel on Highway 75 (Appendix, Table A-9).

Soon after initiation of the commuter service, the Wood River Ride Share/Peak Bus organization was asked to evaluate this pilot project, known as the Peak Bus, monitoring participation and demand as part of the implementation plan. In the first twelve months of service, 19,768 passengers used the Peak Bus and the following operational year (2004) experienced a 40 percent increase in ridership numbers. The Wood River Ride Share/Peak Bus organization has also implemented a rideshare program to reduce highway commuter traffic.

The Sun Valley Resort operates its own winter skier bus service from the Resort village to Dollar Mountain/Elkhorn, Warm Springs, River Run, and Bald Mountain ski areas. Also under contract with Sun Valley Resort, the privately owned Sun Valley Express provides daily commuter

service for Resort employees from outlying communities as distant as Twin Falls. Sun Valley Express and Sun Valley Stages provide high-season daily roundtrip bus service between Sun Valley and the Boise air terminal.

In addition to the public and private transit systems, Blaine County School District #61 operates buses during the school year, transporting elementary, middle school, and high school students throughout the County. The Community School also offers a student bus from Hailey each morning, returning to Hailey after classes each afternoon.

TRANSPORTATION CORRIDORS

(For City Council review, amend to reflect current conditions and comments plus any more recent studies).

The Idaho Transportation Department's *Highway 75 Corridor Study* estimated 9,000 persons commute daily in 1998/1999 between their homes in Bellevue/Hailey and their work in Sun Valley/Ketchum (Appendix, Table A-9). The 2001 *Timmerman to Ketchum EIS Origin-Destination Study* found 40 percent of these commuters indicated an interest in public transit. The *2005 Blaine County Transit Development Plan Concept, 2005 – 2010* found that only 17 percent of the work trips are considered short (three miles or less) and over half of the commuter trips in the highway corridor were to work destination in Sun Valley and Ketchum (Appendix Note #9). About 11 percent of highway travelers are commuters who live in the Shoshone and Twin Falls areas, 50 to 80 miles from their work in the Blaine County area.

The comprehensive plans of Ketchum, Sun Valley, and Blaine County, and ancillary transportation studies and other regional plans recommended valley-wide mass transit system for commuters, residents, and tourists. Each plan identified the need to reduce the number of single occupancy vehicles and the total number of vehicle trips, and recommended the development of alternative modes of transportation.

In the spring of 2005, the Idaho Transportation Department announced funding to complete the widening of Highway 75, north from the intersection at Highway 20 to Ketchum. (work commenced in 2013) (add update on two lane improvements to McHanville and planned bridge replacement at Big Wood River commencing in 2016) Local jurisdictions see the opportunity to create high occupancy vehicle (HOV) travel lanes and thus reduce traffic congestion. In May 2005, Blaine County invited all Wood River Valley municipalities, Carey, the Blaine County School District, KART, Wood River Ride Share/Peak Bus, and the Sun Valley Resort to participate in a regional planning group to prepare a unified transportation plan. Group participants agreed that: a) a successful transit system depends upon providing increased service; b) new behaviors that accept transit as the primary mode of transportation can be adopted; and c) a sustainable and equitable funding mechanism to support regional mass transportation improvements and operations can be developed. Analysis of a transportation link that originates at River Run and serves downtown Ketchum and the Sun Valley Resort core will be a critical ~~a~~ part of the mass transit planning effort.

Visitors and guests expect successful western resorts to maintain a seamless and sustainable multi-modal transportation system and that the resort environment will be free of pollution, traffic congestion, and parking problems. With these expectations in mind, traffic volumes should be reduced and residents, guests, and visitors should have options for transportation needs. The adopted *1997 Transportation Update* emphasized the need for land use planning and public funding to support an integrated system in which the automobile plays a smaller role in the lives of Sun Valley residents and visitors. In designing a transportation system for Sun Valley, consideration should be given to improving the ease of use, creating less dependence on personal vehicles, providing safe and convenient alternative modes of transportation, and reducing negative impacts on air, water, climate, and visual quality. This could include reducing the amount of surface area devoted to parking automobiles, creating clustered developments with convenient access to mass transit and linkage to path and trail systems, and adding bus shelters to facilitate mass transit usage. (six bus shelters installed at key stops by the City of Sun Valley)

In this *2005 Update*, to meet present and growing transit demands, the City of Sun Valley encourages pedestrian and bicycle travel and increased transit use, both locally and regionally; promotes full integration of the paths and trails into the transportation system; and supports consideration of a gondola that has been proposed by the Resort to serve Dollar and Baldy mountains from the Resort property. The feasibility of a trolley service from the Resort to Ketchum may also be evaluated. Furthermore, Sun Valley should cooperate with Ketchum to minimize traffic congestion in the Ketchum commercial district.

AIR TRAVEL

(For City Council review, amend to reflect current conditions, LOT vote and increase, Marketing Alliance/Board, Fly Sun Valley Alliance, policy, comments, airport upgrades, improvements to service)

Sun Valley is served by Friedman Memorial Airport which is located twelve miles south in Hailey on 211 acres. State Highway 75 abuts the eastern edge of the airport. Ground transportation between Sun Valley and the airport is provided by commercial taxi service, private and rental vehicles, and Sun Valley Resort shuttles.

The Friedman Memorial Airport can be accommodated in its present location. The Friedman Memorial Airport Authority Board is also studying the future possibility of relocating the airport. As convenient and dependable air service is paramount to the sustainable success of Sun Valley and the Sun Valley Resort, the City maintains that a Sun Valley representative be appointed to the Friedman Memorial Airport Authority Board. The City further maintains that an empowered governing body of regional partners be formed to include all stakeholders in future decision-making regarding air transport issues. The City of Sun Valley also seeks to work cooperatively to address shared ground transportation to provide for a seamless transportation experience to and from the City and the Resort.

~~An important consideration for the future of commercial airline service to the Resort and to the Wood River Valley is the inability of the current airport to accommodate medium-to-large commercial jets and the phasing out of prop and turboprop airline aircraft that can currently land at the airport. Some of the physical limitations of Friedman Memorial Airport are due to the combination of high altitude, limited runway length, mountain topography, adverse winter weather conditions, the land-locked location, and the load capacity of the airport's runway pavements. As a result, in May 2005 an Airport Site Selection Committee recommended further analysis of a potential site in Lincoln County (south of the Blaine County line on the east side of Highway 75 near the road to Richfield); alternative sites in Camas County and in Blaine County near Timmerman junction were also recommended for further analysis. Components for success of a new airport location include an airport close enough for relative convenience, all-weather reliability, funding capability, and availability of point-to-point service for commercial jet aircraft.~~

~~As convenient and dependable air travel is paramount to the sustainable success of Sun Valley and the Sun Valley Resort, the City proposes that a Sun Valley representative be appointed to the Friedman Memorial Airport Authority Board. The City further proposes that a governing body of regional partners be formed to include all stakeholders in future decision-making regarding air transport issues. The City of Sun Valley also seeks to work cooperatively to address shared ground transportation to provide for a seamless transportation experience to and from the City and the Resort.~~

CHAPTER II - City Council Draft for September 30, 2014

GOALS, OBJECTIVES, & ACTION ITEMS

Sun Valley identified three organizing principles from which the goals, objectives, and action items were created:

- Preservation of community character
- Encouragement ~~Management~~ of growth and management of development in a manner that sets the highest standards ~~for development~~
- Strategies for working with neighboring communities to resolve regional concerns

The *goals* are stated as an ideal achievement that reflects broad public purposes; *objectives* are discrete steps by which the broader goal may be achieved; and *action items* are specific statements of action (or tasks) that assist the decision making process in achieving the goals and objectives to which they relate. Together these action items create a "work plan" that guides the City in making informed decisions. This work plan is discussed in greater detail in the Plan Implementation chapter (see Chapter IV).

A. PRESERVE THE UNIQUE CHARACTER OF SUN VALLEY

Community character is a comprehensive representation of an area that includes the relationship between the natural and man-made environment. It addresses all aspects of the community land use, public facilities, arts and culture, education, social and economic issues and the physical and natural environment.

Sun Valley is a special place where the breathtaking natural environment blends seamlessly with quality residential development and a four-season resort to produce a small mountain community of exceptional beauty. This unique character is the singular asset that creates a sense of awe, invites visitors and guests to return, attracts investment in real estate and secures the quality of life for its residents.

The fundamental challenge to Sun Valley in the coming decade is to preserve this community character in the face of ~~unprecedented~~ growth and significant change. In addition to extensive existing seasonal accommodations and amenities, the Sun Valley Resort proposes development of new luxury accommodations, elegant recreational amenities, and year round activities which target discerning guests interested in longer stays, cultural stimulation, and a low-key ambiance. As beneficiaries of the cultural and recreational aspects of gracious modern living offered by the Resort, Sun Valley residents are poised to enjoy enhanced returns with these proposed additions.

Residents, planners, and elected officials are firmly committed to striking a balance between protection of the existing natural and built assets that enhance our quality of life and the responsible growth that enriches our unique "sense of place". This commitment extends to meeting high standards for environmental stewardship and to maintaining a development pattern that retains the City's culture, history, and authenticity while encouraging and endorsing the continued success of our resort economy. This effort will continue to differentiate Sun Valley from other destination resorts and will secure the well-being of the community for generations to come.

GOAL 1: PRESERVE AND PROTECT NATURAL AND SCENIC RESOURCES, THE ENVIRONMENT, AND OPEN SPACES.

OBJECTIVE 1.1: Protect natural and scenic vistas, view corridors, and landmarks.

Action Items:

1.1.1 Continue to ~~U~~update all City maps with respect to visual features, open space, water resources, vegetation type, wildlife habitat, and hazardous areas.

1.1.2 Identify and map major scenic vistas, grand view corridors, and significant landmarks and continue to develop guidelines to ensure general view protection when considering new development. The identified areas for general mapping and protection consideration include, but are not limited to:

- Prominent views of Dollar and Bald~~y~~ Mountains
- The high, undeveloped ridges surrounding the City
- The panoramic mountain and valley views from the saddle of Elkhorn hill
- The ridge between Trail Creek and Elkhorn Valleys
- Sun Valley Road pastures (both sides of the road)
- Penny Hill
- Elkhorn Road entrance at Highway 75
- The ~~North~~ Lane Ranch North Parcel
- ~~Beaver Ponds along Elkhorn Road~~
- Elkhorn Creek (and associated creeks and ponds)
- Bluff Parcel open space
- The Wood River Land Trust's Independence Creek Preserve open space
- Sun Valley Lake and dam
- Proctor, Dollar and Ruud Mountains
- Trail Creek

1.1.3 Coordinate with Idaho Power to relocate the power lines underground in high visual impact areas such as the Horseman's Center and proposed gondola corridor; and where residential development occurs, including Twin Creeks. Consider various methods of payment.

1.1.4 Continue to implement ~~Establish a~~ appropriate building setbacks ~~of 100 feet~~ from the center line of Trail Creek Road beginning north of the Sun Valley Laundry

~~existing golf clubhouse~~ to the City limits at Boundary Campground to maintain an adequate scenic corridor and rural transition.

OBJECTIVE 1.2: Protect wildlife corridors and critical habitats for the ongoing presence and survival of wildlife in the region.

Action Items:

1.2.1 Utilizing information from the Idaho Department of Fish and Game or, when necessary, from primary studies, require development to map wildlife activity including, but not limited to, deer and elk corridors and wintering habitats; standards for protection should meet or exceed those created by federal, state and local regulations.

1.2.2 Protect wildlife corridors, critical habitats, and urban/wild land interface areas on public and private lands through public-private partnerships, adequate setbacks, and design standards.

OBJECTIVE 1.3: Protect natural waterways, lakes, and watersheds for present and future generations.

Action Items:

~~1.3.1 Develop management plans and protection measures for watersheds and waterways, including establishing minimum development setbacks, buffering, no-mow zones, and limiting application of herbicides, pesticides, and fertilizers.~~ (Complete)

1.3.2 Continue to investigate ~~Develop~~ water conservation measures for landscaping and recreational purposes, including golf course development and operations, that reduce the quantity of water used through irrigation and evaporation technologies and, where appropriate, develop incentives to use gray and/or untreated water. ~~(Complete)~~

1.3.3 Promote the protection of wetlands to secure their value as wildlife habitat and for aquifer recharge.

1.3.4 Determine whether current wetland mapping is up-to-date and revise as needed. ~~(Complete)~~

~~1.3.5 In wetland areas where development is proposed, require precise boundaries and necessary protection studies, to meet all applicable federal regulations.~~ (Complete)

OBJECTIVE 1.4: Protect, conserve, and preserve open space in perpetuity.

Action Items:

1.4.1 Identify environmentally and visually sensitive lands on the Future Land Use Map as Open Space. Preserve key open space parcels that help establish the character of the Sun Valley area. Critical tracts of land include, but are not limited to: a) on the west side of Sun Valley Road in the Gateway, the open space land from the

road centerline to at least the 2004 tree line; b) on the east side of Sun Valley Road in the Gateway from the Red Barn to the northern edge of the Horseman's Center parcel a fifty (50') foot open space area from the property line; c) from the northern edge of the Horseman's Center parcel to Dollar Road an open space area from the property line along Sun Valley Road to ten (10') feet beyond the eastern edge of the tree line foliage with an extended fan of designated open space at the Dollar Road/Sun Valley Road intersection~~,~~; ~~c~~d) Penny Hill; ~~d~~e) lands along Trail Creek; ~~e~~f)Sun Valley Resort land at the Ruud Mountain chairlift and the end of Fairway Road; ~~f~~g) ridgelines, steep hillsides, and common open space lands in Elkhorn; and ~~g~~h) ridgelines, steep hillsides and open space lands identified in the City of Sun Valley.

1.4.2 When housing and open space/park proposals are jointly considered, housing should be clustered and the property should be planned to allow for the preservation of the most important open space features (i.e. wildlife habitat or wetlands protection). Sites should be developed and designed with regard to the existing landscape. Buildings should be clustered and the property should be planned to allow for the preservation of the most important open spaces and natural features.

~~1.4.3 Create an Open Space Zone to protect, in perpetuity, environmentally and visually sensitive lands identified on the Future Land Use Map.~~ (Complete)

1.4.4 Educate and encourage the owners of open space lands to donate properties or easements to conservation land trusts or to the City for permanent open space protection and, when possible, maximize gift benefits to the landowner.

1.4.5 Develop a partnership with the Sun Valley Elkhorn Association (SVEA) to designate and protect common open lands within the Association as permanent Open Space.

1.4.6 Continue to work with agencies and groups, such as the Nature Conservancy Land Trust, ~~Establish a committee~~ to investigate the creation of an Open Space Fund and to explore funding options for acquiring open space, including new revenue sources such as impact fees, innovative partnerships, and bonding mechanisms. Encourage public and private land owners of open space tracts to prepare and administer management plans so that responsible stewardship of the land is maintained (such as waterways, permanent public access easements, preservation of the natural vegetation, "Leave No Trace" education, control of noxious weeds, and other potential issues).

~~1.4.7 Encourage public and private land owners of open space tracts to prepare and administer management plans so that responsible stewardship of the land is maintained (such as waterways, permanent public access easements, preservation of the natural vegetation, "Leave No Trace" education, control of noxious weeds, and other potential issues).~~

OBJECTIVE 1.5: Safeguard environmental hazard areas from development.

Action Items:

~~1.5.1 Include a map overlay with the Future Land Use Map that depicts hillsides greater than 25 percent slope, undeveloped ridges, ridgelines, knolls, saddles and summits. These lands are considered to be unsuitable for development.~~ (Complete)

~~1.5.2 Evaluate the Hillside Ordinance to determine whether it adequately protects Sun Valley's highly visible hillsides, knolls, and ridgelines from development.~~

1.5.3 Maintain Flood Insurance Maps that depict areas within the 100- and 500-year floodplain, including a map of the inundation areas associated with a potential failure of the dam below the Sun Valley Lake.

~~1.5.4 Require that all development meets federal and local standards for building near floodplains.~~

1.5.5 At regular periods, coordinate with the Sun Valley Resort to verify that the Sun Valley Lake dam is in compliance with applicable state and federal safety and maintenance requirements.

1.5.6 Require new development in or near an avalanche area, as identified on the City's Natural ~~Avalanche~~ Hazard Map, to delineate precise boundaries and to provide necessary engineering mitigation to ensure that safe building occurs.

1.5.7 ~~Evaluate non-combustible exterior finishes, sprinkler systems for large homes, and~~ ~~e~~Evaluate changes to the City's landscaping ordinances in high probability wildfire hazard areas.

1.5.8 Continue ~~Establish~~ an aggressive City-wide plan, in cooperation with the Blaine County ~~Cooperative~~ Weed Abatement Department ~~Management Area~~, to eliminate noxious weeds on all public and private property in the City and the surrounding area.

GOAL 2: PROMOTE THE HEALTH ~~SUSTAINABILITY~~ OF THE AREA'S RESORT ECONOMY.

OBJECTIVE 2.1: Seek to maintain and enhance Sun Valley Resort's status as an internationally renowned year-round resort.

Action Items:

2.1.1 Provide the Sun Valley Resort with the support and partnership it needs to continue to be a distinctive year-round resort in its highly competitive industry, while maintaining the unique character of the region, protecting the natural beauty and resources of the region, and providing for the long-term needs of the City.

2.1.2 Encourage the development of Sun Valley Resort amenities and facilities that serve tourists, residents, and visitors, for the purpose of promoting the economic success of the Resort.

2.1.3 Facilitate, to the extent possible, the quality, affordability, and reliability of commercial air service to Sun Valley and the Wood River Valley.

OBJECTIVE 2.2: Promote a healthy and diverse economic base that enriches the local economy and the tourist industry.

Action Items:

2.2.1 Seek to maintain and encourage businesses and nonprofits (e.g. Community School) that offer a diverse range of services and retail sales for the needs of the tourist base and the permanent residents.

2.2.2 Support a strategic and unified marketing effort that reinforces the unique nature of Sun Valley and character of the community.

2.2.3 Recognize the role that Ketchum currently fills as the commercial center for northern Blaine County and work to uphold its continued success.

GOAL 3: FOSTER ~~MAINTAIN~~ SOCIAL, ~~AND~~ ECONOMIC, AND EDUCATIONAL DIVERSITY AND PROTECT THE VITALITY AND CULTURAL HERITAGE OF SUN VALLEY.

OBJECTIVE 3.1: Provide a sufficient quantity and mix of workforce housing to retain a high-quality workforce and a diverse social and economic population of all ages.

Action Items:

~~3.1.1 Identify the workforce need generated by all new development, including construction and permanent service workers; annually review Ordinances 363 and 364 (i.e., New Development and Residential Inclusionary Zoning ordinances that require new development to create workforce housing as a condition of approval); evaluate when the provision of workforce housing should be on site, off site in the Wood River Valley, or provided through a payment-in-lieu as part of the zoning ordinances.~~ (Complete)

3.1.2 Evaluate incentives to maximize the participation of the business community, residential developers, local governments, and nonprofit organizations to contribute to the development of workforce housing.

3.1.3 Where workforce housing is provided off site, evaluate the transportation impact and require development to mitigate increased transit demand (i.e., through mandatory park and ride, support for Wood River busing, phasing of development, etc).

3.1.4 Provide for a mix of workforce housing types, including sale and rental units, and encourage integration of units into all development zones of the City to provide for a healthy social and economic balance for the community.

3.1.5 Evaluate design guidelines for workforce housing to promote a high quality site planning and architecture that maintains the character of Sun Valley.

3.1.6 Evaluate funding mechanisms to assist with the development of workforce housing and to mitigate the transportation impacts of off-site development.

3.1.7 Pursue agreements with the Blaine~~/Ketchum~~ County Housing Authority (BCHA) and other appropriate entities for the management of workforce housing units constructed under the development regulations and incentives of Sun Valley.

3.1.8 Monitor and update demographic data and workforce housing demand in order to appropriately meet the need.

OBJECTIVE 3.2: Maintain and enhance a wide range of recreational opportunities for residents and visitors to keep the Sun Valley experience unique and active.

Action Items:

3.2.1 Encourage Sun Valley Resort ~~and Elkhorn Springs property owners~~ to ensure their current and future offerings of winter and summer recreation remain open to the public and are not limited to their guests. These offerings include, but are not limited to: ice skating, Nordic skiing, golf, ~~tennis,~~ access to Dollar Mountain/Elkhorn ski areas, and other open space use for snowshoeing, hiking, biking, and equestrian programs. Inventory these offerings, obtain needed public easements and seek use agreements as appropriate.

3.2.2 Encourage the Sun Valley Resort, ~~and~~ Elkhorn Springs, and other property owners to expand the winter activities at Dollar Mountain/Elkhorn ski area and on their golf courses to meet the changing needs of the resort industry, such as the provision of additional skiing, snowboarding, sledding, and tubing activities.

3.2.3 Encourage the pasturing of horses and public access to equestrian amenities such as sleigh rides, horse trails, and the Horseman's Center Barn.

OBJECTIVE 3.3: Maintain and enhance the arts, educational, and cultural attractions for the enrichment and vibrancy of the community.

Action Items:

~~3.3.1 Encourage provision of a permanent site in the Sun Valley Resort/Village Core for the Sun Valley Summer Symphony.~~ (Complete)

3.3.2 ~~Evaluate the possibility of providing for a multi-use facility in or near the Village Core or River Run, which would include a performing arts theater.~~

3.3.3 Support and encourage appropriate entertainment and cultural activities on the Meadows Site (City owned 5acre parcel).

3.3.4 Partner with the Sun Valley Resort to utilize Dollar Mountain as a site for outdoor cultural activity and a large concert venue throughout the summer.

~~3.3.5 Ruud/Proctor Mountain is the site of the original ski lift in Sun Valley. Provide for expanded signage and seating at Proctor Mountain and the back side of Ruud Mountain; protect its hillsides from development and provide for adequate, safe visitor parking.~~

3.3.6 The Community School is an important community resource. Provide The Community School with the support and partnership it needs to continue to be a successfully educational institution and a key provider of arts, educational, and cultural attractions to meet the long-term needs of the City.

OBJECTIVE 3.4: Recognize and respect ~~Protect and preserve~~ historically significant properties and landmarks within Sun Valley.

Action Items:

~~3.4.1 Pursue Certified Local Government designation, establish an historical commission and evaluate the feasibility of establishing an historic district.~~ (Complete)

~~3.4.2 Identify historic properties and landmarks within the City of Sun Valley and develop preservation and design standards to protect and retain these historical buildings and landmarks. These buildings and landmarks include, but are not limited to: Trail Creek Cabin, Hemingway Memorial, Ruud Mountain Ski Lift, Sun Valley Lodge and Outdoor Ice Rink, Opera House, Sun Valley Inn and mall, Idaho Power Plant, and Red Barn.~~ (Complete)

3.4.1 Support and work with Sun Valley Resort to protect sites of historical and cultural significance.

3.4.~~3~~2 Periodically update the list of Sites of Historical and Cultural Heritage ~~historical properties and landmarks~~ in Addendum A of the Appendix.

OBJECTIVE 3.5: Support the contributions of community-based assets to the social and economic fabric of the community.

Action Items:

3.5.1 Recognize the contribution of schools, religious organizations ~~churches~~, and other nonprofit organizations to the richness and diversity of the community and support these non-profit organizations in resolving their need for workforce housing, facility maintenance, and expansion.

3.5.2 Foster long-term relationships with the Sun Valley Resort, SVEA, The Community School, and the City of Ketchum to continue the use of respective facilities for civic meetings, music, art and cultural events and for recreation.

3.5.3 Recognize ~~and plan for~~ The Community School's future needs, including lands, classrooms, sports fields, parking, and staff resident housing.

~~3.5.4 Evaluate the feasibility of a public cemetery site.~~

B. ENCOURAGE ~~MANAGE~~ GROWTH AND MANAGE DEVELOPMENT

The manner in which the man-made environment co-exists with its natural landscape represents community values. Every modification to that environment presents an opportunity to promote a sense of pride and should be developed in a manner that enriches and enlivens the community.

The City of Sun Valley will work with its citizenry and developers to generate heightened awareness of the importance of the built environment to the community's quality of life. This

creates the context for appropriate land use and design at all levels, including the adjacent neighborhood, the City, and the region. Directing growth in a comprehensive manner, with a rational system of land uses and development guidelines, best ensures that the balance between community preservation, Sun Valley Resort needs, and environmental protection will be achieved. This includes a well-defined land use plan, established zoning criteria, quality design guidelines, and an explicit and adequately funded course of action for the provision of public services.

GOAL 4: PROMOTE DEVELOPMENT THAT HONORS PRIVATE PROPERTY RIGHTS, IS ~~CONTEXT~~ SENSITIVE AND COMPLEMENTARY TO ADJACENT PROPERT~~Y~~IES AND RESPECTS THE NATURAL SCENIC SETTING AND VIEWS.

OBJECTIVE 4.1: Ensure that development is designed and built in a manner that protects the natural landscape, is of high design quality, and is compatible with the traditional building scale of the neighborhood.

Action Items:

4.1.1 In multi-family residential zoning districts ~~each zoning district~~, evaluate the appropriate mass, scale, building heights, and setbacks to maintain the character of traditional building sizes on lots within the neighborhood, to develop residential ~~and commercial~~ buildings at human scale and to protect the traditional development pattern within the natural environment and neighborhood. Amend ordinances, as appropriate.~~, including, but not limited to: reductions and/or variations in mass and scale, and the establishment of new maximum floor area limits, if necessary, to achieve this objective~~. (Complete for Commercial Zoning Districts)

~~4.1.2 Evaluate and revise, as appropriate, minimum and maximum densities in each zoning district.~~ (Complete)

4.1.3 Seek to maintain the existing nature of development in the City in architectural design features including the establishment of spatial and design characteristic guidelines ~~that encourage cluster development on larger parcels~~.

4.1.4 Identify, protect, and improve, as appropriate, the entryways to Sun Valley through adopted design standards and land use development regulations, including distinctive, attractive, and readable signage, native vegetation, and setbacks.

4.1.5 Require landscape buffers, where appropriate, to separate land use changes and to maintain the open, non-urban nature of Sun Valley.

4.1.6 Work cooperatively with property owners to locate and design signage that is consistent, readable, and attractive.

4.1.7 Continue to ~~F~~fully implement and enforce the Dark Sky Ordinance.

~~4.1.8 Allow for the siting of manufactured homes as defined in Idaho Code and amend zoning ordinances to meet this State law.~~ (Complete)

OBJECTIVE 4.2: Ensure that development is designed, built, and managed in a manner that protects the environment including effects on air, water, and climate.

Action Items:

4.2.1 ~~Review energy conservation calculations for building energy efficiencies to reduce carbon dioxide emissions and energy demand from off-site sources.~~ (Complete)

4.2.2 Evaluate incentives and design guidelines to encourage use of solar energy and other sustainable building practices throughout the City.

4.2.3 Encourage the reuse, relocation, and recycling of existing buildings and the recycling of used building materials instead of destruction and dumping in the landfill.

4.2.4 ~~Evaluate the benefit and costs of requiring development to meet nationally recognized "green building" material standards.~~ (Complete)

4.2.5 Maximize all aspects of mass transportation and pedestrian and bicycle travel in new development to reduce individual car trips.

4.2.6 Promote the use of fuel efficient vehicles and motorized vehicles that are low in emissions.

4.2.7 All applicants proposing to make land use changes shall be required to use surface water, where reasonably available, as the primary water source for irrigation.

4.2.8 Conduct a specific study, in partnership with the Sun Valley Water and Sewer District, to evaluate measures to conserve water resources for existing and new developments, including but not limited to: metering, low-water landscape consumption, low-use watering technologies, gray water use, and a public education program.

~~4.2.9 Reduce residential and commercial waste generation by establishing ordinances which encourage waste reduction and recycling and discourage waste generation through such proven means as "pay as you throw" strategies and design review that accounts for recycling operations and other techniques.~~ (Complete)

4.2.10 Install pet waste management systems at all parks, major trailheads, and along public pedestrian and bicycle ways within the City.

4.2.11 Encourage recycling efforts by residential and commercial properties.

OBJECTIVE 4.3: Promote residential and commercial land uses that provide for a diversity of resident and visitor housing and that support a year-round resort economy.

Action Items:

4.3.1 Evaluate zoning regulations to ensure 1) transitions from commercial to residential zoning have adequate setbacks, landscape buffers, and building transitions and 2) residential development within the commercial core is apportioned in a manner that sustains commerce but does not displace businesses necessary to support visitors and full time residents.

4.3.2 Review and revise the commercial core ordinances to consider 1) the development and encouragement of a variety of residential uses, including smaller

condominium units and studios; 2) commercial development parking standards; 3) requirements for transit facilities and operational support; and 4) the provision of public benefits.

~~4.3.3 Revise the zoning ordinances to require the submission and approval of a site plan for parcel redevelopment prior to allowing the tear down or removal of existing buildings.~~ (Complete)

4.3.4 Develop and implement subdivision and design review ordinances to accommodate fractional share properties and review current City regulations for time-share units.

OBJECTIVE 4.4: Direct and guide appropriate and limited development in <u>three</u> ~~six~~ special areas; classify each area as a Land Use Planning Area (LUPA).

The City of Sun Valley, through the *20~~05~~<u>14</u> Update* process, has identified <u>three</u> ~~six~~ Land Use Planning Areas (LUPA) as critical to the future of the Resort and the community. Each property is of particular importance due to its prominent location, valued open lands, scenic views, and capacity to provide for needed public facility expansion, community housing, Resort amenities and/or permanent open space. These areas include:

- Sun Valley Resort/Village Core
- Sun Valley Gateway
- ~~Horseman's Center and The Community School~~
- Dollar Mountain, Prospector Hill and Sun Valley Municipal Complex
- ~~Gun Club~~
- ~~River Run (in joint planning with City of Ketchum)~~

Action Items:

4.4.1 Address the development of each Land Use Planning Area on a case-by-case basis. The City may avail itself of contract zoning provisions (afforded by Idaho legislation) and/or Development Agreements in the review and approval of LUPA development proposals.

4.4.2 Guide the development within the Land Use Planning Areas by specific uses, area delineations, development parameters, and design standards. It is expressly understood that maximum potential densities are assigned to each Land Use Planning Area and, in many cases, these density limits may be less than the density established through the underlying zoning. (Specific land uses and maps of each Land Use Planning Area are presented in Chapter III, Future Land Use.)

OBJECTIVE 4.5: Manage growth surrounding the current City boundaries to protect the entries to the City and to meet future public facility, service, transportation, and community housing needs of the City.

Action Items:

~~4.5.1 Develop an Intergovernmental Agreement between the City of Sun Valley, the City of Ketchum, and Blaine County, to address a joint review process for managing lands within the Area of City Impact that are south of city boundaries and within the River Run area, and for creating land use policies including annexation policies.~~ (Complete)

~~4.5.2 Expand the potential Area of City Impact to include lands on both sides of Highway 75 from Sun Valley's southern boundary to include Sections 31 and 32 of Township 4N., Range 18 E., Boise Meridian, including St. Luke's Hospital. Coordinate with Blaine County and the City of Ketchum regarding planning, development activities, and future annexation in these areas.~~ (Complete)

4.5.3 Work cooperatively with the City of Ketchum and the Sun Valley Resort to ensure that transportation, community housing, Resort commercial development, and recreation uses are coordinated and meet the needs of both cities and the developer and are planned in accordance with the development of the Sun Valley Resort lands within the City of Sun Valley.

~~4.5.4 Develop Memoranda of Understanding with BLM and the Forest Service for public lands adjacent to Sun Valley to include informational updates so that Sun Valley is notified of land trades and other matters of City interest.~~ (Complete)

~~4.5.5 Identify and evaluate in-holdings in Independence Creek gulch for potential development impacts on the City.~~ (Complete)

OBJECTIVE 4.6: Provide a regulatory system that is clear, consistent, predictable, and efficient.

Action Items:

4.6.1 Amend the zoning ordinances to implement the Future Land Use Map.

~~4.6.2 Organize Sun Valley's design guidelines, subdivision, zoning, and all other land use regulations into a unified, comprehensive document.~~ (Complete)

~~4.6.3 Revise the Planned Unit Development (PUD) regulations to encourage clustered development which preserves a development parcel's desirable open space and environmental features; and to provide development incentives for such preservation and for the inclusion of workforce housing.~~ (Complete)

~~4.6.4 Adopt a Master Plan Ordinance that will require comprehensive planning for large or unique parcels, which may or may not be contiguous, prior to the development.~~ (Complete)

4.6.5 Continue to ~~I~~identify, update, and correct the zoning map for existing land uses that conflict with the underlying zoning and for nonconforming development.

GOAL 5: PROVIDE FOR NECESSARY AND APPROPRIATE PUBLIC FACILITIES, ~~AND~~ SERVICES, AND EDUCATIONAL OPPORTUNITIES TO SERVE EXISTING POPULATIONS AND NEW GROWTH.

OBJECTIVE 5.1: Plan for the public facility needs of population growth.

Action Items:

~~5.1.1 Perform a carrying capacity analysis, including capacities of water, sewer, fire, police and infrastructure and adopt a growth scenario based on the analysis; annually evaluate population forecasts and growth trends to ensure compatibility with the growth scenario as part of the Comprehensive Plan annual review.~~ (Complete)

5.1.2 Require developers to prepare necessary studies to fully understand, assess, and mitigate impacts, including but not limited to traffic and transportation, streets and public rights of way, erosion and sedimentation, storm water management, landscape treatment, paths, parking, water, wastewater, schools, parks, recreation, natural systems, and open space.

5.1.3 Provide for the strategic phased development of large or master planned developments to ensure that sufficient public facilities and services exist prior to or concurrently with new development.

5.1.4 Plan for the expansion of City Hall by identifying a growth area on the Future Land Use Map.

5.1.5 Plan for the development of a Sand Storage Facility within the community that is easily accessible but strategically located out of the public eye.

5.1.6 Maintain and expand partnerships with schools, churches, and other nonprofit organizations to utilize facilities for community programs and meetings.

5.1.7 Create a parks and open space plan to identify and map potential pocket parks within the City including the City Complex, the old Elkhorn Stable, upstream from Old Dollar Bridge, near the Bluff Parcel, and at the entrance of Juniper Road. Where appropriate, facilitate development of fitness and child play areas, benches, tables, and drinking fountains.

~~5.1.8 Evaluate feasibility of U.S. Postal Service to include home delivery.~~ (Complete)

5.1.9 Work with Idaho Department of Transportation to evaluate mechanisms for including that portion of Trail Creek Road within the City limits into the purview of City of Sun Valley.

5.1.10 Explore the construction of a joint maintenance facility with the resorts and/or other public jurisdictions.

OBJECTIVE 5.2: Ensure that growth pays its own way by supporting necessary and expanded facilities and services.

Action Items:

5.2.1 Work with Sun Valley Water and Sewer District to ensure that sufficient wastewater treatment capacity, a sufficient, high-quality domestic water supply, and necessary levels of firefighting water supply are available for existing and future use.

~~5.2.2 Request the appointment of a City *defacto* representative to the Sun Valley Water and Sewer District Board.~~ (Complete)

5.2.3 Plan for a Fire substation, and a potential Police substation in the Trail Creek/Sun Valley Village area with associated workforce housing units to accommodate anticipated growth and to ensure adequate public safety/emergency responsiveness.

5.2.4 Evaluate the impacts on public facility services in the proposed Area of City Impact ~~expansion~~.

5.2.5 Evaluate the need for development fees for new development ~~construction~~, both residential and commercial, to assist in meeting the demands of new growth on public facilities and services both in Sun Valley and in the region.

5.2.6 Develop new systems for enforcing Idaho Transportation Department ~~of Transportation~~ (ITD) street weight limits and develop new regulations for commercial carriers to cover building and waste materials while traveling within City limits.

5.2.7 Develop a specific plan for enforcing "break up" limits on City streets during wet spring seasons. Require mitigation plans as needed.

5.2.8 Evaluate and require all communication franchises to provide state of the art service and equipment.

GOAL 6: SUPPORT THE CONTINUED DEVELOPMENT OF ~~PROVIDE FOR~~ AN INTEGRATED TRANSPORTATION SYSTEM THAT PROMOTES A RECREATIONALLY-ACTIVE COMMUNITY, ENCOURAGES NON-MOTORIZED TRANSPORTATION, AND REDUCES CONGESTION AND AIR POLLUTION.

OBJECTIVE 6.1: Anticipate and plan for a balanced, integrated transportation and parking system for residents, visitors, and commuters on an on-going basis.

Action Items:

6.1.1 Update the *1997 Transportation Plan* ~~in conjunction with the review of the *Blaine County Public Transportation Feasibility Study* (2001)~~, including implementation actions and recommendations.

6.1.2 Require development applications to include transportation studies, proposed mitigation, expansion service, and infrastructure plans when new development or redevelopment is expected to significantly increase traffic, parking, trail, and/or transit demands. Plans should maximize pedestrian and bicycle-oriented travel; should encourage and design for mass transit travel; and should minimize increased vehicular traffic and parking on city streets and in the region.

6.1.3 Evaluate a transit system between Sun Valley and Ketchum commercial cores, such as a trolley or other people mover.

OBJECTIVE 6.2: Encourage and plan for the increased use and provision of mass transit service both locally and on a regional basis.

Action Items:

6.2.1 In approving new development, provide for the operations of Mountain Rides ~~Ketchum Area Rapid Transit (KART)~~ by evaluating existing bus routes and analyzing new trends in growth and use including bus pullouts, bus shelters, and increased bus frequency.

6.2.2 Work with the City of Ketchum and Sun Valley Resort ~~to provide for a "park and ride" parking lot at River Run and to~~ evaluate the feasibility of constructing a transit gondola that links the River Run base to the Village Core and to downtown Ketchum.

6.2.3 Continue to ~~W~~work with Blaine County, its municipalities, Mountain Rides ~~KART, the Peak Bus~~, and the Sun Valley Resort to provide for mass transit (e.g., bus, rail, gondola, trolley) in a coordinated manner, under one umbrella organization, to meet the needs of commuters, tourists, and residents.

OBJECTIVE 6.3: Provide for a safe street system to meet current and future traffic needs.

Action Items:

6.3.1 As a part of the 1997 Transportation Plan update process, develop an understanding of traffic volumes on City streets by street type, identifying areas of traffic congestion and traffic safety concerns; where problems occur, explore and implement traffic calming strategies as necessary.

6.3.2 Consider alternatives that reduce the complexity and improve the safety at the Elkhorn/Dollar/Old Dollar/Fairway Road intersection, including consideration of a roundabout, turn lanes, well-marked pedestrian crossings, well-developed traffic signage and street striping, and/or minor relocation of either Elkhorn Road or Dollar Road.

6.3.3 ~~Prior to new development occurring along either Sun Valley Road or Trail Creek Road, evaluate the reconfiguration of Dollar Road/Sun Valley Road intersection to improve traffic flow and safety and to create a notable entrance to the City and the Resort area.~~ (Complete)

~~6.3.4 Partner with Idaho Transportation Department (ITD) to create a similar notable entrance to the City at the Elkhorn/SH 75 intersection.~~

6.3.5 Develop and implement streetscape and signage standards and design a distinctly-identifiable Sun Valley look that serve to safely direct pedestrian, bicycle and vehicular traffic.

6.3.6 Develop and implement design standards that maximize the use of public rights-of-way space for pedestrian and bicycle path amenities, safety, and environmental considerations.

6.3.7 Require and enforce encroachment agreements along all City streets and property to preserve City property and rights-of-way.

6.3.8 Develop a Five Year Capital Improvements Program to include schedules and estimated costs for identified projects; review the plan on a yearly basis for minor modifications.

OBJECTIVE 6.4: Encourage the use and expansion of public paths and trails.

Action Items:

6.4.1 Extend the primary pathway along Trail Creek Road to Boundary Campground.

6.4.2 In conjunction with the Sun Valley Community Trails Group or a similar organization, identify and obtain permanent access easements, land grants, conservation easements or other opportunities, where appropriate, for recreational trailheads, trails, and/or parking across open space lands. Obtain easements, whenever possible, at the time of development approvals.

6.4.3 Encourage the establishment and maintenance of a system of dedicated recreational trailheads and trails throughout the City that 1) connect existing neighborhoods, parking, open spaces, and other natural areas and that 2) provide trail linkages to neighboring communities, the bike path, parking, transit services, and federal lands.

6.4.4 Develop standards, policies, and educational programs designed to address potential impacts and to increase awareness of user impacts on open space trails. Promote a "Leave No Trace" ethic for City trails, parks, and open space.

6.4.5 Develop and enforce appropriate bike path site lines, ~~and~~ safety regulations, and signage (to include safety items, directions, and distances point to point).

GOAL 7. SUPPORT THE ECONOMIC VITALITY OF LOCAL ENTERPRISES.

OBJECTIVE 7.1: Encourage new public and private enterprises.

Action Items:

7.1.1 Investigate and promote diversity in commercial enterprises.

7.1.2 Promote, support, and provide enhanced telecommunication infrastructure in the City of Sun Valley.

7.1.3 Partner regionally to investigate diversity in commercial enterprises; to coordinate with other agencies and land owners adjacent to the City; and to participate in regional discussions on enhanced telecommunication infrastructure.

7.1.4 Support the marketing efforts of the Sun Valley Marketing Alliance (SVMA), Sun Valley Economic Development (SVED, formally Sustain Blaine), and other similar groups.

7.1.5 Promote and support measures that enhance the economic climate for entrepreneurs and small businesses in the community.

7.1.6 Participate in the planning for financial support of assisted living residential development either within the City or regionally.

7.1.7 Ensure that empty conduit is placed into appropriate open utility trenches so that fiber and other essential broadband infrastructure can be installed in the future, minimizing site and street infrastructure disturbance for future provision.

7.1.8 Ensure that development code regulations continue to support home based businesses while minimizing negative effects of enterprise on surrounding neighbors and the community.

C. FOSTER REGIONAL COOPERATION

The goal of fostering regional partnerships is to focus on the needs of the broader Wood River Valley community as we seek mutually beneficial solutions to population growth, environmental impacts and sustainability.

The ability to resolve regional issues depends on cooperative partnerships that foster both rational growth and sustained prosperity in the broader community. Issues such as the environment, housing, transportation, social concerns, and economic stability cannot be addressed internally or unilaterally but must be considered as the shared responsibility of all jurisdictions. To that end, the City must develop productive, working relationships with its many regional partners to address issues that directly affect the future of the Wood River Valley. As good stewards of the region's assets, these partnerships can ensure a future that is sustainable and beneficial.

~~GOAL 7: PROMOTE PARTNERSHIPS WITH NEIGHBORING COMMUNITIES, BUSINESSES, AGENCIES, AND ORGANIZATIONS TO ADVANCE THE CITY'S AND THE REGION'S ECONOMIC HEALTH.~~ (All current Goal 7 Objectives and Action Items are consolidated into Goal 8 below)

~~OBJECTIVE 7.1: Initiate, encourage, support, and participate in regional partnerships to provide for workforce housing.~~

~~Action Items:~~

~~7.1.1 Actively participate on the Blaine/Ketchum Housing Authority (B/KHA) board for the development and management of workforce housing.~~

~~7.1.2 Take a leadership role in forming a regional partnership with Blaine County, its municipalities, the B/KHA, the Sun Valley Resort, and other stakeholders in prioritizing the development, retention, and management of workforce housing~~

~~7.1.3 Evaluate the feasibility of a "community housing land trust" and funding mechanisms.~~

~~7.1.4 Participate in the planning for financial support of assisted living residential development either within the City or regionally.~~

~~OBJECTIVE 7.2: Initiate, encourage, support, and participate in regional partnerships to provide for public transportation.~~

~~Action Items:~~

~~7.2.1 Initiate and participate in regional partnerships to provide for efficient and cost-effective mass transit, efficient highway and street expansion, and non-motorized travel in the region.~~

~~7.2.2 Develop a sustainable and equitable funding system for regional mass transportation improvements and operations that draw upon the resources of the Sun Valley Resort, commercial enterprises, residents, visitors, and the cities, county, state, and federal governments.~~

~~7.2.3 Appoint a Planning and Zoning liaison to focus on regional transportation planning activities, including the *1997 Transportation Plan Update* and to communicate regularly with regional representatives such as Blaine County, Idaho Transportation Department, Ketchum, Hailey, Bellevue, KART, Peak Bus, and Sun Valley Resort.~~

~~7.2.4 Consider and evaluate a variety of transportation alternatives and issues in the *1997 Transportation Plan Update* process, including car pool parking areas, use of railroad right-of-way for transit opportunities, development of a gondola, shared ground transportation to and from the airport, additional bus services, bus stops and shelters, coordination with Ketchum on downtown parking, more frequent bus service to Ketchum, out-of-county commuters, air monitoring and emission testing, non-motorized travel, and impacts related to non-home mail delivery and collection.~~

~~7.2.5 Seek active participation with the current Friedman Memorial Airport Authority Board (FMAA) by requesting that a Sun Valley representative be appointed to the FMAA and initiate a discussion of forming a governing body for the proposed new airport by coordinating with regional partners.~~

~~OBJECTIVE 7.3: Initiate, encourage, support, and participate in regional partnerships to provide for rational land use decision-making and for a healthy economy.~~

~~Action Items:~~

~~7.3.1 Actively inform other jurisdictions of Sun Valley Resort development and seek to identify and address regional concerns and opportunities to meet the growth of the Resort.~~

~~7.3.2 Partner regionally to investigate diversity in commercial enterprises; to coordinate with other agencies and land owners adjacent to the City; and to participate in regional discussions on enhanced telecommunication infrastructure.~~

~~7.3.3 Work with regional partners to jointly develop policies, standards, and fee structures that will be applied uniformly, when appropriate, throughout the region to ensure that growth pays its own way.~~

~~7.3.4 Evaluate the benefits and costs of establishing a long-range regional planning agency.~~

~~7.3.5 Evaluate the comparative benefits and costs of a regional (vs. city) fire department.~~

~~7.3.6 Work cooperatively with the City of Ketchum to:~~

~~1) create a Future Land Use Map for River Run, including accommodation of a gondola station, commercial uses that complement downtown Ketchum businesses, park facilities, workforce housing, public safety needs, parking and transit terminal; and~~

~~2) evaluate the impacts on each community and arrange for adequate mitigation, including revenue sharing.~~

GOAL 8: PROMOTE PARTNERSHIPS WITH NEIGHBORING COMMUNITIES, BUSINESSES, AGENCIES, AND ORGANIZATIONS TO ADVANCE THE CITY'S AND THE REGION'S SOCIAL, CULTURAL, ECONOMIC, AND ENVIRONMENTAL HEALTH.

OBJECTIVE 8.1: Initiate, encourage, support, and participate in regional partnerships to provide for solutions to social, educational, and recreational issues.

Action Items:

8.1.1 Continue to ~~E~~evaluate appropriate site(s) for the performing arts (e.g., multiple use, indoor or outdoor, large amphitheater) and investigate options for possible regional development.

8.1.2 Initiate and participate in regional discussions on a full range of educational opportunities to meet the needs of the citizens of all ages.

8.1.3 Coordinate with Blaine County Recreation District (BCRD) and other partners such as the Sun Valley Community Trails Group to develop an integrated recreation system including open space, trails, parks, and other recreational amenities and services.

~~8.1.4 Pursue intergovernmental agreements for notification of any activity on public federal and state lands within proposed Areas of City Impact including lands considered for inventory and disposal.~~ (Complete)

8.1.5 In partnership with Blaine County, monitor and evaluate the educational, social, cultural, and housing needs of the resident ethnic groups~~, especially the fast-growing Hispanic community~~.

OBJECTIVE 8.2: Initiate, encourage, support, and participate in regional partnerships to provide solutions to environmental issues.

Action Items:

8.2.1 Recognizing the detrimental impacts of climate change ~~global warming~~, work with local governments to evaluate regulatory actions that reduce pollutants ~~and~~

that contribute to climate change ~~global warming~~, including, but not limited to, industrial and vehicular emissions and building construction. Develop incentives and practices that support this goal.

~~8.2.2 With the participation of Blaine County, initiate monitoring of Sun Valley's air quality to determine whether to place limitations on fireplaces and wood- and wood-chip burning stoves, and to seek to limit pollution from increased vehicular traffic and from vehicles slowed in traffic.~~

8.2.3 Clarify with the State of Idaho Department of Water Resources, Sun Valley Resort, Sun Valley Water and Sewer District, and communities within the Wood River Valley that water rights are sufficient for current and future uses of the City and the region.

8.2.4 Cooperate with the Sun Valley Water and Sewer District Board to 1) ensure that adequate supplies of high-quality domestic water and waste treatment capacities are sufficient for current and future build-out of the densities zoned for the City, the ~~proposed~~ Area of City Impact, and the region and 2) cooperating with ~~initiate~~ supplemental studies, as necessary, on water quality surveys, sewer upgrades, and water conservation.

OBJECTIVE 8.3: Encourage, support, and participate in regional partnerships to provide for workforce housing.

Action Items:

8.3.1 Actively participate on the Blaine County Housing Authority (BCHA) Board for the development and management of workforce housing.

8.3.2 Continue to participate in the planning for assisted living residential development either within the City or regionally.

OBJECTIVE 8.4: Encourage, support, and participate in regional partnerships to provide for public transportation.

Action Items:

8.4.1 Participate in regional partnerships to provide for efficient and cost-effective mass transit, efficient highway and street expansion, and non-motorized travel in the region.

8.4.2 Support funding for regional mass transportation improvements and operations that draw upon the resources of the Sun Valley Resort, commercial enterprises, residents, visitors, and the cities, county, state, and federal governments.

8.4.3 Continue to appoint a liaison to focus on regional transportation planning activities, including the *1997 Transportation Plan Update* and to communicate regularly with regional representatives such as Blaine County, Idaho Transportation Department, Ketchum, Hailey, Bellevue, Mountain Rides, and Sun Valley Resort.

8.4.4 Consider and evaluate a variety of transportation alternatives and issues in the *1997 Transportation Plan Update process*, including car pool parking areas, use

of railroad right-of-way for transit opportunities, development of a gondola, shared ground transportation to and from the airport, additional bus services, bus stops and shelters, coordination with Ketchum on downtown parking, more frequent bus service to Ketchum, out of county commuters.

~~8.4.5 Seek active participation with the current Friedman Memorial Airport Authority Board (FMAA) by requesting that a Sun Valley representative be appointed to the FMAA and initiate a discussion of forming a governing body for the proposed new airport by coordinating with regional partners.~~ (Complete)

OBJECTIVE 8.5: Encourage, support, and participate in regional partnerships to provide for rational land use decision-making and for a healthy economy.

Action Items:

8.5.1 Actively inform other jurisdictions of Sun Valley Resort development and seek to identify and address regional concerns and opportunities that serve to meet the growth of the Resort.

8.5.2 Work with regional partners to jointly develop policies, standards, and fee structures that will be applied uniformly, when appropriate, throughout the region to ensure that growth pays its own way.

~~8.5.3 Evaluate the benefits and costs of establishing a long-range regional planning agency.~~ (Complete)

~~8.5.4 Evaluate the comparative benefits and costs of a regional (vs. city) fire department.~~ (Complete)

~~8.5.5 Work cooperatively with the City of Ketchum to:~~

~~1) create a Future Land Use Map for River Run, including accommodation of a gondola station, commercial uses that complement downtown Ketchum businesses, park facilities, workforce housing, public safety needs, parking and transit terminal; and~~

~~2) evaluate the impacts on each community and arrange for adequate mitigation, including revenue sharing.~~ (Complete)

CHAPTER III. - City Council Draft for September 30, 2014

FUTURE LAND USE

Key components of implementing the Goals, Objectives and Action Items (Chapter II) are the preparation and adoption of a Land Use Designation System and Land Use Map. The City was fortunate that, during the preparation of the *2005 Update*, the Sun Valley Resort was actively preparing a master plan for future development of its lands. In a coordinated effort, the City and Sun Valley Resort worked together to meet the land use goals of the City. As a result, the City established new land use designations and mapped changes from the 1994 *Update* on several land parcels owned by the Resort. The City also identified six significant Resort land areas ~~parcels~~ which ~~will~~ required additional master planning prior to development. These six areas ~~parcels~~ were ~~are~~ marked as Land Use Planning Areas (LUPA) on the Future Land Use Map; five of these areas were ~~are~~ located within the City of Sun Valley and one area was ~~is~~ located in Blaine County (River Run). As part of the *2014 Update*, the City reviewed the status of each of these six land areas to determine if they should remain identified on the Future Land Use Map as a LUPA. (For City Council review, continue to update text above to reflect any and all changes to the 2005 LUPAs as recommended by the Steering Committee, P&Z Commission, and City Council. As of July 17, 2014, it is recommended that LUPA, as a concept and land use master planning tool, remain in the Comprehensive Plan. Additionally, the six existing LUPA are recommended to be reduced to three- Gateway, SV Commercial Core, and Dollar/Prospector/City Hall LUPAs remain; Gun Club (White Clouds), Community School/Horseman's Center, and River Run will be eliminated).

A. FUTURE LAND USE MAP

The land use areas depicted in the Future Land Use Map represent a long-range vision of community development (see Figure 1, Future Land Use Map). It should be noted that the Future Land Use Map is general in nature and is not a zoning map. The Future Land Use Map is a depiction of appropriate, suitable and desired land uses throughout the City as defined by the general land use designations outlined below.

The map displays the relationships between parcels and the distribution and allocation of land by use in a composite presentation. The Future Land Use Map is most valuable as a planning tool to ensure that the City is thoughtfully planned for the continued success of the local economy, to ensure compatibility of uses, to protect property values, to reflect the vision of the community and to preserve the natural resources located within or near the City.

The Future Land Use Map designates certain properties within the City for possible amendments to land use classifications other than those depicted on the City's Official Zoning Map. In judging the suitability of future proposed Official Zoning Map amendments, the City shall assess the overall advantages and disadvantages to the community. Consideration shall be given to the harmonious and workable relationship among neighboring land uses, the delivery and capacity of on-site and off-site public services and facilities, mass transportation, including alternatives to

the single occupancy vehicle, open space dedications, and workforce housing. When an Official Zoning Map amendment results in demonstrable new demand on public services, facilities, mass transportation and workforce housing, the City shall require development to meet increased demands. The extent to which the proposed zoning map amendment provides for a harmonious and workable relationship among land uses, including the provision of open space, shall be evaluated for consistency with the goals and objectives stated in the *2014* ~~*2005*~~ *Update*. In addition, when a zoning map amendment is applied for in a Land Use Planning Area, specific terms and conditions applicable to the respective Land Use Planning Area described in Chapter III, Part D shall be addressed.

Proposals for future land annexation shall meet the Official Zoning Map amendment evaluation criteria stated in the preceding paragraph. In addition, benefits to the community of an annexation must substantially outweigh the negative impacts and provide for the additional demands on public services, facilities, mass transit and workforce housing. When evaluating proposals for annexation, the City shall seek to promote the goals and objectives of the *2014* ~~*200*~~*5 Update*, listed herein.

The Future Land Use Map also depicts areas juxtaposed to City boundaries which will have an impact on the City as new development occurs. Each area outside of the City's boundaries is labeled as an Area of City Impact as described below. The Future Land Use Map also depicts public lands to the north, south and east which are managed by the BLM, Forest Service, and State of Idaho. The City has a continuing interest in future activity on these lands as it pertains to demands on public services, including transportation and workforce housing.

FIGURE 1. FUTURE LAND USE MAP, 2014 ~~2005~~

(For City Council review, amend Figure 1 to reflect any land use designation changes recommended by the Steering Committee, P&Z Commission, and City Council.)

B. LAND USE DESIGNATIONS

The following designations appear on the Future Land Use Map: (utilities and transit facilities appropriate to the location may be found in any land use classification.)

(Text below is updated to accurately reflect the previously approved City of Sun Valley Comprehensive Plan Amendment to delete minimum densities.)

Low-Density Residential: Allows single-family homes on medium to large lots at a density of up to four (4) ~~three (3)~~ dwelling units per acre.

Medium-Density Residential: Allows single-family and multi-family housing (town-houses, duplexes, and apartments) on medium to small lots at a density of up ~~Represents four (4)~~ to fourteen (14) dwelling units per acre.

High-Density Residential: Allows multi-family housing (townhouses, duplexes, and apartments) at a density of up ~~from fifteen (15)~~ to twenty-one (21) dwelling units per acre.

Resort Commercial: Areas for tourists and residents providing transient and seasonal lodging facilities, parking, employee, workforce and resident housing, supporting entertainment, recreation, commercial activities and resort-related maintenance/ storage operations.

Commercial: Areas appropriate for retail, financial, office, restaurant, and similar commercial uses serving the business needs of the community. Encompasses areas south of the City that currently have some light industrial uses and the potential for neighborhood commercial and gateway uses.

Public/Quasi Public: Areas used or appropriate for public and community facilities and services including government facilities, schools and associated dorms or residence halls, churches, utility facilities, parks, and workforce housing, where appropriate.

Open Space: Areas appropriate for agriculture, conservation of undeveloped areas, and open space preservation that is precluded from development other than that which is specifically needed or related to open space use such as trails or trail-heads with tables and benches. This designation includes areas where the encroachment of development would compromise the intrinsic value of environmentally-sensitive lands (such as steep hillsides, avalanche areas, critical wildlife areas, watersheds, lakes, ponds, river and stream corridors, wetlands, parks, forested and grazing areas, view sheds and view corridors) and lands acquired specifically for preservation and conservation of permanent

open space. Transit corridors and utilities may be permitted where appropriate. Initiation of changes in the use of areas designated as *Open Space* must be sustained by the presence of a major public benefit or asset to the City and its inhabitants.

Recreational: Areas appropriate for recreational purposes – generally those lands that are open in nature where development may be limited. This designation includes areas for ski areas, golf courses, riding stables, developed campgrounds, developed picnic sites, recreational day lodges, and other similar recreational uses. Initiation of changes in the use of areas designated as *Recreational* must be sustained by the presence of a major public benefit or asset to the City and its inhabitants.

Special Sites: Areas, sites, or structures of historical, archeological, architectural, ecological, natural or scenic value or significance. These sites are closely associated with the unique character of Sun Valley and deserve recognition and respect ~~protection or preservation~~. *Special Sites* exist in all land use classification areas.

C. SPECIAL SITES

Many Special Sites are located in the City's Land Use Planning Areas. Special Sites are areas, sites or structures of historical, archeological, architectural, ecological, natural or scenic value or significance. These sites are closely associated with the unique character of Sun Valley and deserve recognition and respect ~~protection or preservation~~ (See Figure 2, Special Sites). Additional requirements could be used to preserve the special character of a special site if development is proposed. Special Sites are described in Addendum A: Special Sites Descriptions.

FIGURE 2. Special Sites

(For City Council review, amend Figure 2 to reflect any additions/deletions of Special Sites or other changes recommended by the Steering Committee, P&Z Commission, and City Council. The P&Z recommendation is to delete Lane Ranch North, #16, as a special site because it has been master planned and subdivided. Additionally, the P&Z Commission recommended that the Sun Valley Mall be deleted from #4 on the Legend of the Special Site Map and in the Appendix materials for special sites).

D. LAND USE PLANNING AREAS

Certain areas in the City are ~~contain~~ significant and prominent ~~parcels~~ and require specific, focused attention should development occur. These are identified in the *2014* ~~*2005*~~ *Update* as Land Use Planning Areas (LUPA) and will require further detailed master planning and must comply with City codes, regulations and guidelines as planned units to ensure the Goals and Objectives of the *2014* ~~*2005*~~ *Update* are achieved. Table A-10 (Appendix) shows approximate acreages for each LUPA.

(For City Council review, continue to update text below to reflect any changes to the LUPAs recommended by the Steering Committee, P&Z Commission, and City Council, plus leave some text to provide background information of LUPA history, e.g. River Run.)

In the *2005 Update*, ~~F~~five Land Use Planning Areas (LUPA) were identified within the City of Sun Valley. An additional LUPA, River Run, was ~~is~~ located outside of Sun Valley's incorporated limits. River Run LUPA was ~~It is~~ located in Blaine County and was ~~is~~ included in the City of Ketchum's Area of City Impact. River Run was ~~is~~ mapped as a Land Use Planning Area in the *2005 Update* because the area ~~it~~ is a key component of the Sun Valley Resort's long-term development plan and its economic success. As this LUPA had ~~has~~ important operational links to Resort operations within Sun Valley, such as workforce housing, parking and transportation, it was ~~is~~ a similarly key component of the success of the City of Sun Valley. The River Run Area was annexed to the City of Ketchum in 2010 and master planned by the Resort and thus was declassified as a LUPA by the City of Sun Valley as part of the *2014 Update*.

The *2014* ~~2005~~ *Update* requires that, before any significant development, with the exception of hotels and/or performing arts/symphony centers, within a LUPA located in the City of Sun Valley can commence, a LUPA master plan must be approved by the City and recorded. In addition to conformance with each area's ~~parcel's~~ respective Land Use Planning Area Map, each LUPA master plan and all associated development applications must comply with specific guidelines describing special opportunities and/or constraints specific to that LUPA. Further, it should be noted that any significant amendment to an approved LUPA master plan must be considered in the greater context of *all* the land uses within the City boundaries ~~and the Areas of City Impact~~ to ensure achievement of the Goals and Objectives of the *2014* ~~*2005*~~ *Update*.

The City recognizes and supports the development of new hotels and performing arts/symphony centers. These developments are integral to maintaining the Resort's preeminent and international position in a competitive resort industry. Hotels and performing arts/symphony centers may, therefore, apply for master plan development, design review, and other necessary permit approvals, prior to the approval of a comprehensive master plan development for the respective LUPA in which a hotel and/or performing arts/symphony center is proposed.

Maximum allowable unit densities of each Land Use Planning Area are also identified, if available. (Change densities to be reflected by the densities permitted in the assigned land uses on properties or amend cited maximum densities in the narrative for each LUPA). These density maximums are subject to meeting design guidelines, ensuring view protection, providing for an integrated transportation and parking system, provision of workforce housing and

mitigation of other site-specific concerns. Density transfers will require amendment to the *2014* ~~*2005*~~ *Update.*

Many Special Sites of historic, ecological, natural or scenic value are located in the City's Land Use Planning Areas; these sites are closely associated with the unique character of Sun Valley and deserve particular consideration (See Figure 2, Special Sites and Addendum A: Special Sites Descriptions).

Several guiding principles for development apply to all identified Land Use Planning Areas. These guidelines direct development in compliance with the Goals and Objectives of the *2014* ~~*2005*~~ *Update*, and are as follows:

- Land Use Planning Areas are required to prepare an integrated transportation and parking plan which promotes pedestrian and bicycle travel and mass transit. The plan should include methods to reduce private vehicular use and minimize the need for parking and vehicle storage.

- Land Use Planning Areas must be integrated into a comprehensive transportation plan which links parcels and maximizes mass transit and pathway system use.

- Land Use Planning Areas are to be developed in a manner which brings vitality to the area; therefore, a mix of housing that includes permanent, year-round residences as well as seasonal residential units and/or visitor lodging is encouraged.

- Land Use Planning Areas should provide for workforce housing including assessing and providing for the reasonable housing demand of workers generated by development of the LUPA. A plan that disperses workforce housing within traditional residential development is most desirable and strongly encouraged.

- Land Use Planning Areas should provide for the increased demands on public services and facilities, including mass transportation systems which reduce single occupancy vehicle trips.

- Land Use Planning Areas are to be developed in a manner that maximizes preservation of open space; therefore, unless natural forms are better protected by dispersal, residential cluster development is preferred.

- Land Use Planning Areas are to be developed in a manner which meets the objectives of Resolution 2007-01 U.S Mayor's Climate Protection Agreement.

- Land Use Planning Areas are to be developed in a manner that is highly respectful of the natural setting, that conforms to human scale, and that respects the traditional scale of existing buildings in the neighborhood and surrounding area.

- Land Use Planning Areas should provide visitors and residents access to cultural, recreational, and entertainment amenities.

- Land Use Planning Areas should recognize and respect ~~protect and preserve~~ all Special Sites identified within the LUPA.

Although other Land Use Planning Areas may be identified, the *2014* ~~*2005*~~ *Update* includes specific recommendations for the areas identified on the Future Land Use Map as follows:

LAND USE PLANNING AREA #1:
SUN VALLEY RESORT/VILLAGE CORE

Maximum Allowable Density:

East Side of Trail Creek Road:

840 Multi-Use Units, including Hotel and Replacement Workforce Housing Units (needs amendment?)

Northwest Side of Trail Creek Road:

150 Workforce Housing Units (needs amendment?)

(For City Council review, the Steering Committee and P&Z recommendations are to retain this Area as a LUPA in the 2014 Update. Update the text below to reflect changes/projects in the LUPA since 2005, e.g. Pavilion, and verify/update employee data, densities, workforce housing unit data, public designation for a future fire station, etc.).

The Sun Valley Resort/Village core is identified as the primary center of commerce and community vitality in Sun Valley (See Figure 3, Land Use Planning Area #1: Sun Valley Resort/Village Core). Future development in this area will incorporate a mix of uses including, but not limited to, additional full service hotel(s), restaurants, market(s), post office, convention and cultural/theatre performance space, entertainment, storage and maintenance facilities, other Resort support facilities, small-scale cottages and cabins, condominiums and town homes, a permanent site for the Sun Valley Summer Symphony, a health spa, ice rinks, tennis, open space, recreation, workforce housing, pedestrian and bike paths, parking and transit facilities, and sufficient commercial space to provide for a variety of Resort and resident needs.

Development in the Resort village core must be guided by design standards and specific guidelines developed for this Land Use Planning Area that retain an appropriate interface with the existing architecture of the historic Sun Valley Village. New structures should respect traditional height and mass and scale in this LUPA as part of a development application. Furthermore, the design of plazas and public areas should preserve the existing sense of openness and be reflective of the natural surroundings. Resort amenities such as the ice skating rink, theater, golf courses, grounds, tennis courts, Nordic ski tracks, etc., should remain open and easily accessible to the general public.

In 2014 ~~2005~~, the Resort owner provided approximately 450 workforce housing employees housing in 200 workforce housing units within this LUPA, representing approximately 40 percent of winter-seasonal and full-time employees retained by the Resort. It is anticipated that some or all of these existing workforce housing units may be demolished or redeveloped into commercial uses or as new workforce housing units as the Core develops and/or redevelops. If a demolition or loss of any or all of these 200 existing workforce housing units occurs, then new workforce housing shall be provided by the developer within this LUPA for at least the same number of employees formerly housed in any unit lost to demolition or redevelopment. Figure 3 delineates a land parcel for replacement units on the northwestern section of the LUPA across Trail Creek Road. It is estimated that 450-500 workers can be housed in approximately 150

workforce units in this area. (The Sun Valley Resort laundry facility was construction on this site in 2012. This necessitates discussion and revision to land uses/replacement units on this LUPA).

In addition to the existing workforce housing units in this LUPA, additional workforce housing units will be required for new commercial and new residential development. (How achieved? Inclusionary and Linkage Ordinances repealed by the City.) It is encouraged that additional workforce housing units be integrated into the residential and commercial developments on site.

Development and re-development within this LUPA will necessitate a new ~~f~~Fire substation and/or a new Police substation within the area ~~near the Sinclair station~~. A Fire substation ~~The facility~~ should include sufficient firefighter residential units. (Amend to reflect construction of SV laundry facility on subject land- how does this effect need and site availability for a new substation.)

(If the dirt parking area east of Sun Valley Road/south of Dollar Road, currently used for large events at the Pavilion, etc., is built out according to the site's current multi-family residential zoning where will parking go and what are the options/strategies for mass transportation? Identify the need for additional bike/pedestrian access through the Sun Valley Village out to Trail Creek and to connect to the path to the Sun Valley Club and the City limit at Boundary Campground.)

FIGURE 3. Land Use Planning Area #1: Sun Valley Resort/Village Core

(For City Council review, amend Figure 3 to reflect any land use designation or density changes recommended by the Steering Committee.)

~~LAND USE PLANNING AREA #2:~~
~~WHITE CLOUDS GUN CLUB~~

~~**Maximum Allowable Density:**~~

~~**West Side of Trail Creek Road:**~~

~~Single Family Units: 30~~
~~Multi-Family Units: 210~~
~~Total Units: 240~~

~~**East Side of Trail Creek Road:**~~

~~Multi-Family Units: 155~~

(Steering Committee and P&Z Commission consensus- delete as a LUPA in the *2014 Update*. This Land Use Planning Area was master planned and developed by the Sun Valley Company since 2005. Any significant changes or redevelopment requires amendment to the approved Master Plan pursuant to City Code.)

~~The existing Gun Club land and lands north along Trail Creek Road are included in this Land Use Planning Area (See Figure 4, Land Use Planning Area #2: White Clouds Gun Club). Mixed uses, including a new 18-hole golf course and clubhouse, Nordic skiing, and low to medium density residential housing may be proposed in this area.~~

~~The City supports additional public golf course development and, if appropriate, the relocation of the existing Gun Club shooting range to a parcel farther north along Trail Creek Road. The natural features of the lands, including ridgelines, hillsides and the skyline must be protected from development as part of the planning; however, a golf course would be accommodated. Road cuts, not including golf cart paths, should not be visible from either Elkhorn Road or from Trail Creek Road.~~

~~Diverse residential development is anticipated, including smaller single-family homes, cottages and some medium-density residential. Residential development should respect the traditional mass and scale of neighborhood development within the City and present specific design guidelines as part of a development application. Residential development should be clustered wherever possible.~~

~~The provision for workforce housing is an important public benefit to be included in any development proposal for this area. Consideration may be given to increased densities as an incentive for providing additional and a diverse mix of workforce housing units in this planning area. Existing trail access to public lands and open space should be maintained, wherever possible, or rerouted within the LUPA if necessary.~~

~~North of the Village Core along Trail Creek Road, a 250-foot wide setback (total width to include roadway and public right-of-way) will be required to protect scenic views. This 250-foot wide view corridor may shift along the roadway; however, at a minimum, neither side of Trail Creek Road will have less than a 35-foot setback as measured from the nearest edge of the public right-of-way. Only the following uses will be allowed within the setback: open space, golf~~

~~course, golf course facilities (including club house, club house parking, etc.) and the road right-of-way. For example, when passing along Gun Club parcel there would be a 35-foot setback on the residential side as measured from the nearest edge of the public right-of-way and the residual setback requirement distance will be provided in the golf course area. The sum of the total distance will equal the 250-foot wide setback requirement.~~

~~FIGURE 4. Land Use Planning Area #2: White Clouds Gun Club~~

~~(Amend Figure 4 to reflect any land use designation or density changes recommended by the Steering Committee.)~~

LAND USE PLANNING AREA #3:
SUN VALLEY GATEWAY

Maximum Allowable Density:

Multi-Family Units: 125 (needs amendment?)

(For City Council review, the Steering Committee and P&Z Commission recommendations are to retain this Area as a LUPA in *2014 Update* and modify boundary and land uses reflective of discussion. Update the text below to reflect any changes in the LUPA since 2005 and verify/update any data as may be appropriate).

This area includes lands on the west side of Sun Valley Road from the City's Meadows Parcel to the intersection of Saddle Road and Dollar Road and lands along the east side of Sun Valley Road from the Idaho Power Plant building north to the Horseman's Center access drive (See Figure 5, Land Use Planning Area #3: Sun Valley Gateway).

This Land Use Planning Area is the signature entrance to the City of Sun Valley and is highly valued by residents and visitors, treasured for its spacious pastures, uncluttered view, and agricultural uses. It is these characteristics which must be protected as development is planned in this area. Figure 5 delineates one possible land use scenario for the Sun Valley Gateway Land Use Planning Area. This scenario is highly attentive to Gateway protection, ~~placing residential town home development on the west side of Sun Valley Road at the toe of the slope in a location sufficiently set back from the dominant mountain and pasture views. The scenario for development on the west side envisions a potential land trade of a portion of the City-owned Meadows parcel in exchange for private lands along Sun Valley Road adjacent to and north of the City's parcel.~~ The remaining lands on this side of the road shall be protected as permanent ~~open space~~ Open Space (OS).

Lands on the east side of Sun Valley Road will require an open space view protection area along Sun Valley Road. Development south of Bitterroot Road is situated for clustered, mixed use residential development, including significant workforce housing. To the north of Bitterroot Road, clustered residential development is planned. It is fully understood that concurrent with any development in this LUPA, the remaining lands which are designated as open space will be zoned ~~dedicated~~ as ~~deed-restricted permanent~~ open space.

It is understood that there may be other configurations which can better retain the site's valued characteristics as new development is proposed. For example, should all of the density on the west side be transferred to other lands? Is the City's Meadows parcel best used as a municipal park or should a park be relocated somewhere within the Sun Valley Gateway LUPA to better deal with parking and entryway issues?

Therefore, prior to any development, optional scenarios must be considered for the Sun Valley Gateway.

The land owner and City should work together to determine the optimum uses for this LUPA. Scenarios should include schematic drawings and/or other graphic presentations and should address the following:

1.) An undisturbed view corridor along Sun Valley Road and maximum protection of open space;

2.) Designation of certain lands as permanent, deed-restricted open space for portions of the pastures along both sides of Sun Valley Road, with sufficient scenic view protection around the Idaho Power Plant building and Red Barn. The open space protection should be defined by a professional survey; however, the general description of the permanent, deed-restricted land would be:

a) on the west side of Sun Valley Road, the open space land from the road centerline to at least the 2004 tree line, which is a minimum distance of three hundred (300') from the road centerline; and

b) on the east side of Sun Valley Road:

- From the Red Barn to the southern edge of the Horseman's Center parcel, a fifty foot (50') open space area measured from the property line;
- Along the Horseman's Center parcel, a fifty (50') foot open space area measured from the property line;
- From the northern edge of the Horseman's Center parcel to Dollar Road, an open space area from the west property line along Sun Valley Road to ten feet (10') beyond the eastern edge of the tree-line foliage with an extended fan of designated open space at the Dollar Road/Sun Valley Road intersection;

3.) Building envelopes and design guidelines, including mass and scale characteristics, should be presented in three dimensional models or virtual computer diagrams;

4.) Adequate setback should be provided along the Bitterroot property boundary and for utilities and transmission facilities;

~~5.) In addition, the following should be considered:~~

~~a. A transfer of density for lands north of the Meadows parcel, along the west side of Sun Valley Road up to Saddle Road is encouraged to allow the western pasture to remain in permanent, deed restricted open space. Density transfers to either the Meadows Parcel, the east side of Sun Valley Road and/or to other LUPAs should be considered;~~

~~b. Planning should also evaluate density transfers from the east portion of the Penny Hill section to either the east side of Sun Valley Road and/or to other LUPAs to provide for public park development at Penny Hill;~~

~~c. Evaluate cluster residential development on the land north and east of the Red Barn, including opportunities for deed restricted workforce housing; and~~

~~d. Land to the east of the Red Barn from the Idaho Power Plant building and transmission lines north to Bitterroot should be considered for mixed use, deed-restricted workforce housing.~~

FIGURE 5. Land Use Planning Area #3: Sun Valley Gateway

(For City Council review, amend Figure 5 to reflect any land use designation or density changes recommended by the Steering Committee, P&Z Commission, or City Council. Recommendation is to greatly focus on this LUPA in public outreach programs to achieve a balance that preserves this valuable entry area while honoring private property rights. The possibilities of a public/private buyout and/or site exchange for density could be explored to protect the corridor. Transportation features and issues such as a potential gondola impact this LUPA.)

~~LAND USE PLANNING AREA #4:~~
~~HORSEMAN'S CENTER &THE COMMUNITY SCHOOL~~

~~**Maximum Allowable Density:**~~

~~To be determined through joint planning between~~
~~City of Sun Valley and developer~~

(For City Council review, the Steering Committee and P&Z Commission recommendations are to delete this Area as a LUPA in the *2014 Update* and add the Horseman's Center property to the Gateway LUPA.)

~~Located on the east side of Sun Valley Road, this planning area includes lands near to and around the Horseman's Center and east of the barn including The Community School grounds (See Figure 6, Land Use Planning Area #4: Horseman's Center and the Community School). Land uses in this area should provide for a mix of uses including workforce housing, public recreation, and the expansion of school facilities, including classrooms, recreational amenities, parking and administration buildings.~~

~~Permanent, deed-restricted open space will be established to preserve the tree line and unique character of this area which should be defined by a professional survey; however, the general description of the permanent, deed-restricted land would be: a strip of land, averaging fifty feet (50') wide, as measured from the property line along the east side of Sun Valley Road. The maximum number of dwelling units in this Land Use Planning Area will be determined at a future date through joint planning between the City and the developer, but will conform to the Land Use Designations described above and will not exceed current zoning; development will be clustered and will respect the strategic location and proximity to the City's gateway. Site-specific design guidelines, including setbacks, building envelopes and height, mass and scale evaluations will be required as part of this centrally-located Land Use Planning Area's development application to manage building sizes and landscaping. As well, plans must be presented that provide protection of view corridor(s) of the existing adjacent neighborhood. Improvements to existing facilities in existing uses will not require planning of the entire LUPA.~~

~~FIGURE 6. Land Use Planning Area #4: Horseman's Center and The Community School~~

~~(Amend Figure 6 to reflect any land use designation or density changes recommended by the Steering Committee.)~~

LAND USE PLANNING AREA #5:
DOLLAR MOUNTAIN, PROSPECTOR HILL &
SUN VALLEY MUNICIPAL COMPLEX

Maximum Allowable Density:

Northeast Side of Elkhorn/East Side of Fairway: (Needs amendment?)

Single Family Units: 32
Multi-family Units: 40

Southwest Side of Elkhorn Road: (Needs amendment?)

Multi-family Units: 20

(For City Council review, the Steering Committee and P&Z Commission recommendations are to retain this area as a LUPA in *2014 Update*. Update the text below to reflect any changes in the LUPA since 2005 and verify/update any data as may be appropriate).

This LUPA includes the base of Dollar Mountain/Elkhorn ski area and *Carol's Dollar Mountain Lodge*, the base of Prospector Hill, and the City of Sun Valley Municipal Complex (See Figure 7, Land Use Planning Area #5: Dollar Mountain, Prospector Hill, and Sun Valley Municipal Complex). This LUPA will be evaluated for a mix of future uses that encourages an array of year-round resort and community activities at *Carol's Dollar Mountain Lodge* and Dollar Mountain/Elkhorn ski area and allows for the expansion of City Hall, transit and parking, the development of large residential lots, multi-family complexes, workforce housing, and open space.

Development should encourage, promote and support expanded year-round use of Dollar Mountain for recreational, educational and artistic events. Skiing, snowboarding and tubing will continue to evolve at Dollar Mountain/Elkhorn ski area as the base is a good location for the expansion of winter recreational activities. Summer uses for the base area may include a park, recreational activities and an outdoor concert venue. In addition, underground parking at *Carol's Dollar Mountain Lodge* could be built which would allow for medium-density residential development and a small Resort commercial component above the parking area. The possibility of Old Dollar Road serving as an additional entrance to the Resort core will be considered in the planning of this LUPA. The expansion of City facilities could ~~should~~ be accommodated on land northeast of the current municipal building, including appropriate landscaping and a public gathering area, unless another appropriate and financially feasible site becomes available.

Development in this LUPA must first respect the environmentally-sensitive nature of the land, including protection of the panoramic mountain and valley views from the top of Elkhorn Hill. An evaluation of the topography of the base of Prospector Hill and the surrounding area will be required to ensure protection of connecting ridges as permanent open space.

Appropriate design guidelines specific to this LUPA will be required, including setbacks, building envelopes, height, mass, and scale evaluations and physical scale models. Lot sizes will reflect the surrounding development pattern and buildings will be highly restricted in size and height to protect the view corridors and vistas. Unit densities, total number, and building

location and size may be limited to meet this objective. Existing trail access to public lands and open space should be maintained, wherever possible, and rerouted within the LUPA if necessary.

FIGURE 7. Land Use Planning Area #5: Dollar Mountain, Prospector Hill, and the Sun Valley Municipal Complex

(For City Council review, amend Figure 7 to reflect any land use designation or density changes recommended by the Steering Committee, P&Z Commission, or City Council.)

~~LAND USE PLANNING AREA #6:~~
~~RIVER RUN~~

~~**Maximum Allowable Density:**~~

~~To be determined through joint planning among the~~
~~Cities of Ketchum and Sun Valley and developer~~

(For City Council review, the Steering Committee and P&Z Commission recommendations are to delete this area as a LUPA in the *2014 Update*. Since the *2005 Update*, the River Run area has been master planned by the Resort and officially annexed to the City of Ketchum.)

~~River Run is identified as a LUPA because of its inextricable economic and transportation links to the development of other Resort-owned commercial land parcels within the City of Sun Valley (See Figure 8, Land Use Planning Area #6: River Run). The City understands and respects that the City of Ketchum and Blaine County have an existing agreement which places the majority of the River Run area within Ketchum's adopted Area of City Impact. Therefore, the City of Sun Valley will seek to work with the City of Ketchum to jointly prepare a Future Land Use Map, zoning, and development design guidelines for River Run.~~

~~With the goals of developing this LUPA in a manner that protects both city's interests and supports the continued success of the Resort, the following services and facilities may be proposed: a gondola linking the River Run base operations with Dollar Mountain/Elkhorn ski area, the Sun Valley Resort village core and downtown Ketchum, bus transportation and intercept parking, workforce housing, year-round residential, new and existing Resort commercial uses and public recreation. Sun Valley will encourage the community to evaluate the location of a performing arts facility in the planning of River Run. In addition, an appropriate open space buffer shall be provided along the Big Wood River and appropriate riparian setbacks shall be established along Trail Creek.~~

~~These important elements require collaborative, joint planning. Appropriate design guidelines specific to this LUPA shall be required, including setbacks and height, mass, and scale evaluations, and presented in three-dimensional models or virtual computer diagrams.~~

~~If development at River Run is approved without joint planning efforts of the cities of Sun Valley and Ketchum and the approved development fails to meet the goals specific to this LUPA as envisioned by the *2005 Update*, Sun Valley should immediately re-evaluate all Land Use Planning Areas to ensure the workforce housing, transportation and economic needs of the Sun Valley community are addressed by other planning means.~~

~~FIGURE 8. Land Use Planning Area #6: River Run~~

~~(amend Figure 7 to reflect any land use designation or density changes recommended by the Steering Committee.)~~

E. AREAS OF CITY IMPACT

(The City of Sun Valley and Blaine County adopted mirroring ordinances in 2012 to adopt a renegotiated Area of City Impact- ACI. The text in this Section E should be modified to reflect the adopted ACI and purpose statements and also to include language that describes and identifies the associated adopted Memorandum of Understanding Area. The River Run area has been annexed to the City of Ketchum and should be deleted from this Section.)

The Future Land Use Map delineates expanded Areas of City Impact (See Figure 9, Current and Proposed Area of City Impact, Sun Valley, Idaho). These areas are identified as being of special interest to Sun Valley as the Sun Valley Resort commercial and commercial development, population growth and traffic congestion may affect the City's land use development pattern and its local economy and may create additional public service needs.

South of Sun Valley: In 2004, Blaine County adopted a Community Housing Overlay Map which may result in urban densities near the City's southern boundary. Sun Valley desires to participate with Blaine County, the City of Ketchum, St. Luke's Wood River Medical Center and other private and public stakeholders in acting as a regional planning body to master plan this area prior to development or redevelopment. Commercial business and development in this area should include health services complementary to hospital operations. As part of the joint planning effort, evaluate whether this area more or less should be an adopted LUPA as part of a future comprehensive plan amendment.

~~**River Run:** This area is discussed in detail in the Land Use Planning Area #6 (also see Figure 8).~~

Public Land Areas: Large areas of land east, south and north of Sun Valley have been identified as important public lands where Forest Service, BLM, and State of Idaho activities may influence the economy or public service demands of Sun Valley. The City of Sun Valley will maintain close ties with inter-governmental agencies and other local cities to cooperate in future oversight and planning of these public land areas to enhance and protect the City of Sun Valley. The City will pursue intergovernmental agreements with appropriate public agencies for notification of proposed activities and regular information exchanges. Large acreages of mining claims and private in-holdings are included in the Areas of City Impact to ensure that all proposed development is reviewed and approved by the City of Sun Valley through a cooperative agreement with Blaine County.

FIGURE 9. Current and Proposed Areas of City Impact, Sun Valley, Idaho

(For City Council review, the newly adopted City of Sun Valley Area of City Impact Map should substitute for Current Figure 9 in this Section and an exhibit should be added for the adopted City of Sun Valley and Blaine County Memorandum of Understanding Area).

Chapter IV - City Council Draft for September 30, 2014

Implementation of the Action Items assures the achievement of the Goals and Objectives set forth in the *20~~05~~14 Update (See Chapter II, Goals, Objectives and Action Items).* With forecast information provided to year 20~~25~~30, the 20~~05~~14 *Update* reflects a 10-year time frame. This planning period allows adequate time to implement new development ordinances and land use patterns, including open space designations and land use planning areas (LUPA), transportation networks, a multi-faceted approach to workforce housing, infrastructure improvements and other important actions identified in the *20~~05~~14 Update*. Budgetary policy, capital improvement funding strategies, planning techniques, and periodic ~~annual~~ plan review are important facets of the timely implementation of Action Items.

PLAN MONITORING AND PERIODIC ~~ANNUAL~~ REVIEW

The 20~~05~~14 *Update* will be monitored on a continual basis and reviewed periodically ~~annually~~ by the Planning and Zoning Commission. The summary results of the periodic review shall be reported to the public and the City Council to encourage an informed and engaged community. The purposes of the annual review are to a) reaffirm and/or update the plan to fit changing conditions or to address unforeseen planning problems and opportunities; b) to evaluate the progress of the plan implementation; and c) to establish the immediate implementation priorities, if necessary. ~~Review may also be desirable on an as-needed basis by the Planning and Zoning Commission.~~

From time to time, a significant change of conditions may result in a need for Comprehensive Plan amendments. Amendments requested by any group, person, the City Council and/or the Planning and Zoning Commission will be accepted and processed according to Idaho Code.

~~IMPLEMENTATION PRIORITIES~~

~~To ensure implementation of the individual Action Items identified in this plan, all items have been prioritized into the following four categories: *immediate, short-term, mid-to-long-term* and *on-going*. The Prioritized Action Items are found in Table A-11 in the Appendix.~~

~~Priorities have been identified for immediate implementation; additional priorities may be added during annual review. Implementation priorities for immediate action are as follows:~~

~~(revise to reflect update amendments and prioritize at P&Z Commission review and City Council review and action)~~

- ~~Implementation of re-zones included in the *200514 Update*~~
- ~~Adoption of open space zone ordinance (Complete)~~
- ~~Adoption of mass and scale design review guidelines (Complete for commercial districts)~~
- ~~Adoption of water conservation ordinance (Complete)~~
- ~~Adoption of air quality ordinance~~
- ~~Adoption of landscaping and fire-wise ordinance~~
- ~~Adoption of parking requirements ordinance (Complete)~~
- ~~Adoption of a unified land development code (Complete)~~
- ~~Clarification of design review guidelines #1, 2, and 17 (review)~~
- ~~Establishment of time limits on project applications (Complete)~~
- ~~Adoption of a riparian setback ordinance (Complete)~~
- ~~Visual analysis of Land Use Planning Area #3: Sun Valley Gateway~~
- ~~Setback analysis of east side of Sun Valley Road from Horseman's Center Road to Dollar Road intersection~~

APPENDIX

TABLES

(For City Council review, update all Tables to reflect current data and check for accuracy of prior data. Evaluate new data sources and cross match all tables with other jurisdictions/agencies)

TABLE A-1. SUN VALLEY POPULATION BY AGE GROUP 1990-2000

Age Group	1990 Population	2000 Population	Population Change	Percent Change
Under 19	205	215	+10	5%
20 to 44	429	441	+12	3%
45 to 64	241	524	+283	117%
65 and Over	63	247	+184	292%
Total	938	1427	+489	52%
Median Age	36.0 years	47.5 years	—	—

Source: *United States Census Bureau 2000*

TABLE A-2. 2000 SUN VALLEY HOUSEHOLD INCOME DISTRIBUTION

Income Range	Number of Households	Percent of Total
Under $25,000	96	17%
$25,000 to $50,000	99	17%
$50,000 to $75,000	104	18%
$75,000 to $100,000	72	13%
$100,000 to $125,000	56	10%

$125,000 to $150,000	30	5%
$150,000 to $200,000	26	5%
Over $200,000	93	16%
Total	576	100%

Source: United States Census Bureau 2000

TABLE A-3. 2000 BLAINE COUNTY EMPLOYMENT BY INDUSTRY

Source: United States Census Bureau 2000

Industry	Number Employed	Percent of Total
Construction	3,007	16%
Accommodations & Food Services	2,606	14%
Retail Trade	1,942	10%
Real Estate, Rental, & Leasing	1,933	10%
Professional & Technical Services	1,514	8%
Other Services	1,252	7%
Government & Government Enterprises	1,237	7%
Administrative & Waste Services	1,225	6%
Health Care & Social Assistance	822	4%
Arts, Education & Recreation	699	4%
Finance and Insurance	613	3%
Manufacturing	500	3%
Farming, Forestry, Fishing	455	2%
Information	292	2%
Wholesale Trade	288	2%
Transportation	216	1%
Educational Services	195	1%
Mining	125	1%
Management of Companies & Enterprises	40	≤ 1%
Utilities	18	≤ 1%
Total	18,979	100%

TABLE A-4. 2000 SUN VALLEY INCOME BY OCCUPATION

Occupation or Profession	Number of Individuals	Percent of Total
Management and Professional	281	42%
Service	179	27%
Sales and Office	147	22%
Farming, Fishing and Forestry	3	0%
Construction, Extraction and Maintenance	31	5%
Production, Transportation and Material Moving	22	3%
Total	**663**	**100%**

Source: United States Census Bureau 2000

TABLE A-5. ALPINE & NORDIC SKIER DAYS (1997-2005)

WINTER SEASON	ALPINE SKIER DAYS	NORDIC SKIER DAYS
2004/05	386,908	Data not available
2003/04	384,897	Data not available
2002/03	365,267	100,000
2001/02	405,563	80,000
2000/01	394,568	89,000
1999/00	376,000	86,500
1998/99	409,832	80,000
1997/98	405,937	105,330

Source: Sun Valley Resort data, 2005; Blaine County Recreation District

TABLE A-6.
COMMERCIAL AIRPORT ACTIVITY, 2000-2004

Year	Commercial Enplanements
2000	**71,611**
2001	**63,732**
2002	**67,483**
2003	**76,966**
2004	**73,281**

Source: Friedman Memorial Airport, 2005

TABLE A-7. QUARTERLY PERCENTAGE OF LOCAL OPTION TAX COLLECTION ON BEDS, LIQUOR AND RETAIL SALES, FY1985-2004

FISCAL YEARS	**1ST QTR (Fall)**	**2D QTR (Winter)**	**3D QTR (Spring)**	4TH QTR (Summer)
1985-1990	14%	34%	13%	39%
1990-1995	14%	26%	15%	45%
2000-2004	16%	27%	15%	42%

Source: City of Sun Valley 2005.

TABLE A-8. KART RIDERSHIP 2001-2004

Month	2001	2002	2003	2004
January	66,291	58,213	49,220	56,271
February	75,403	61,006	47,456	51,413
March	65,583	61,125	46,612	56,296
April	20,454	19,788	13,880	14,965
May	4,958	3,527	3,352	3,926
June	12,736	10,856	10,434	10,129
July	26,347	25,722	25,124	20,000
August	30,172	28,701	27,919	22,060
September	11,053	5,163	4,223	6,022
October	15,151	11,702	11,370	11,980
November	4,913	5,488	5,052	4,636
December	37,588	36,376	39,134	40,940
Totals	**370,649**	**327,667**	**283,776**	**298,638**

Source: Ketchum Area Rapid Transit, 2005.

TABLE A-9. HIGHWAY 75 CORRIDOR TRAFFIC COUNTS, HAILEY TO KETCHUM (24-Hour Average)

YEAR	VEHICLE COUNT
1998/1999	9,225
1999/2000	12,631
2000/2001	13,968
2001/2002	16,119
2002/2003	14,414

Source: Idaho Department of Transportation

TABLE A-10. TOTAL ACREAGE OF LAND USE PLANNING AREAS

*Update to reflect final LUPAs and associated areas.

Land Use Planning Area	Acreage
#1 Sun Valley Resort/Village Core	64
#2 Gun Club	337
#3 Sun Valley Gateway	53
#4 Horseman's Center & The Community School	24
#5 Dollar Mountain, Prospector Hill & Sun Valley Municipal Complex	80
#6 River Run	120

Source: City of Sun Valley Future Land Use Map, June 2005

TABLE A-11. PRIORITIZED ACTION ITEMS

(For City Council review, revise all in accordance with the amendments in Chapter II and the prioritization given by the City Council as part of their review)

SHORT-TERM ACTION ITEMS

1.1.1	Update all City maps regarding visual and natural resources
1.1.2	Map scenic vistas, view corridors/ landmarks & develop guidelines
1.1.4	Establish 100' building setback along Trail Creek Road
1.2.1	Require development to map wildlife activity/ corridors/ habitats
1.2.2	Protect wildlife corridors, habitats and urban/wild land interface
1.3.1	Develop management plans for watersheds/ waterways
1.3.2	Develop water conservation measures for landscaping
1.3.3	Promote protection of wetlands for wildlife habitat and aquifer recharge.
1.3.5	Require precise wetland boundaries and protection with development
1.4.1	Identify & preserve key open space lands on Future Land Use Map
1.4.3	Create Open Space Zone to protect sensitive lands in perpetuity
1.5.1	Map overlay for hillsides greater than 25% slope
1.5.4	Require development meet standards for building near floodplains
1.5.6	Require precise avalanche boundaries and protection with development
3.1.1	Evaluate & enforce zoning ordinances regarding workforce housing
3.1.4	Provide for a mix and integration of workforce housing types
3.1.6	Evaluate funding for workforce housing and transportation mitigation
3.2.1	Encourage recreation at Resort and Elkhorn Springs to remain open to the public
3.2.2	Encourage the Resort to expand Dollar Mountain/Elkhorn ski area winter uses
3.2.3	Encourage pasturing of horses and public access to equestrian amenities
3.3.1	Ensure a long-term site for the Sun Valley Summer Symphony
3.3.2	Evaluate a multi-use facility in the Village Core or River Run
3.3.3	Support appropriate cultural activities on the Meadows Site
3.3.4	Utilize Dollar Mountain for outdoor concert/ cultural activities
3.5.3	Plan for the Community School's expansion needs
3.4.1	Pursue Certified Local Government designation, establish an historical commission and evaluate the feasibility of establishing an historic district.
4.1.1	Evaluate building mass/ scale, and amend ordinances as appropriate
4.1.3	Maintain existing nature of development, establish design guidelines

4.1.5	Require buffers to separate land uses, maintain open nature in Sun Valley
4.1.8	Allow for the siting of manufactured homes as defined in Idaho Code and amend zoning ordinances to meet this State law.
4.2.2	Evaluate incentives and design guidelines for solar energy
4.2.3	Encourage reuse, relocation and recycling of buildings, materials
4.2.4	Evaluate requiring development to meet "green building" standards
4.2.7	All applicants, proposing to make land use changes shall be required to use surface water, where reasonably available, as the primary water source for irrigation.
4.2.8	Evaluate measures to conserve water resources for developments
4.3.1	Evaluate commercial zoning setbacks, buffers, & residential development
4.3.3	Require site plan for the redevelopment prior to demolition of buildings
4.5.1	Develop intergovernmental agreements in Area of City Impact
	SHORT-TERM ACTIONS (CONT'D)
4.5.2	Expand Area of City Impact, coordinate with County, Ketchum
4.5.3	Work cooperatively with Ketchum regarding River Run
4.5.4	Coordinate with public agencies adjacent to City
4.6.1	Amend zoning ordinances to implement Future Land Use Map modifications
4.6.2	Organize land use regulations into a unified, comprehensive document
4.6.3	Revise PUD regulations to preserve open space, add workforce housing
4.6.4	Adopt Master Plan Ordinance for large parcels or common ownership
4.6.5	Correct the zoning map for conflicting/ nonconforming land uses
5.1.2	Require studies by developers to assess and mitigate public impacts
5.1.3	Provide strategic public facilities concurrent with phased development
5.1.5	Plan for development of a sand storage facility
5.1.10	Explore the construction of a joint maintenance facility with the resorts and/or other public jurisdictions.
5.2.1	Ensure wastewater capacity and water supply is available for future use
5.2.2	Request City representative to Water and Sewer District Board
5.2.4	Evaluate impact on public facility services in proposed Area of City Impact
6.1.2	Require transportation studies for new development demand mitigation
6.1.3	Evaluate a transit system between Sun Valley and Ketchum commercial cores, i.e., trolley or other people mover.
6.2.1	Provide for facilities/ operations of KART with new development
6.2.3	Work with agencies to provide for coordinated mass transit

6.3.2	Design alternatives for Elkhorn/ Dollar/ Fairway Rd intersection
7.1.2	Take leading role in forming regional partnership for workforce housing
7.1.3	Evaluate "community housing land trusts" and funding mechanisms
7.2.1	Participate in regional partnerships for transit/ road improvements
7.2.2	Develop sustainable & equitable funding system for regional mass transit
7.2.3	Appoint P & Z liaison to focus on regional transportation planning
7.2.5	Participate with Airport Authority Board for the proposed new airport

MID- TO LONG-TERM ACTION ITEMS

1.3.4	Evaluate wetland mapping and revise as needed
1.4.4	Encourage owners of open space lands to donate properties
1.4.5	Develop a partnership with the SVEA to protect Open Space
1.4.6	Establish committee, investigate creation of an Open Space Fund
1.4.7	Encourage open space management plans
1.5.5	Periodically verify Sun Valley Lake dam is in compliance
1.5.7	Evaluate design and landscaping ordinances in wildfire hazard areas
1.5.8	Establish an aggressive Weed Management Area plan
3.1.2	Evaluate incentives for the development of workforce housing
3.1.7	Work with BKHA to manage workforce housing

MID- TO LONG-TERM ACTION ITEMS (CONT'D)

3.3.5	Provide signage, seating, parking and protection for Ruud Mountain
3.4.2	Develop local guidelines for historic properties and landmarks
3.5.4	Evaluate the feasibility of a public cemetery site.
4.1.4	Protect and improve entryways to Sun Valley through design standards
4.1.6	Develop and implement design standards for signage
4.2.1	Review energy calculations for building energy efficiencies
4.2.6	Promote fuel efficient vehicles low in emissions
4.1.2	Evaluate and revise minimum and maximum densities
4.2.9	Establish ordinances to reduce residential and commercial waste
4.2.10	Install pet waste management systems along public ways
4.3.2	Evaluate commercial zoning parking, transit, provision of public benefits
4.3.4	Accommodate time-share and fractional share properties by ordinance
4.5.5	Identify & evaluate in-holdings in Independence Creek gulch
5.1.1	Perform a carrying capacity analysis and adopt a growth scenario
5.1.4	Plan for the expansion of City Hall on Future Land Use Map
5.1.6	Determine increased demand for school facilities resulting from growth

5.2.3	Plan for the development of Trail Creek Fire and Police substations
5.2.5	Evaluate development fees to assist in meeting the demand of new growth
5.2.6	Develop new systems to enforce street weight limits
5.2.7	Develop plan to enforce break up limits on City streets with mitigation plans
6.1.1	Update the *1997 City of Sun Valley Transportation Plan*
6.2.2	Work with Ketchum on parking and transit gondola at River Run
6.3.3	Evaluate design alternatives for Dollar /Sun Valley Road intersection
6.3.4	Partner with ITD to create City entrance at Elkhorn/SH 75 intersection
6.3.5	Develop streetscape and signage standards.
6.3.6	Develop & implement standards to maximize use of public rights-of-way
6.3.7	Require and enforce encroachment agreements along all City streets
6.4.1	Extend pathway along Trail Creek Road to Boundary Campground
6.4.2	Identify and obtain permanent access easements across open space lands
6.4.3	Establish a system of linked recreational trailheads and trails
6.4.4	Develop standards and programs to address impacts on open space
7.1.4	Plan for City/ regional assisted living residential development
7.2.4	Evaluate variety of transportation alternatives and issues in Plan Update
7.3.4	Evaluate benefits and costs of a regional planning agency
7.3.5	Evaluate benefits and costs of a regional vs. city fire department
7.3.6	Work cooperatively with the City of Ketchum to plan River Run
8.1.2	Participate in regional discussions on educational opportunities
8.1.3	Coordinate/ develop integrated recreation system, including open space
	MID- TO LONG-TERM ACTION ITEMS (CONT'D)
8.2.1	Work regionally to reduce pollutants that contribute to global warming
8.2.2	Monitor air quality, consider limitations on wood burning and emissions
8.2.3	Clarify that water rights are sufficient for current and future uses
8.2.4	Ensure adequate domestic water and waste treatment capacities

ON-GOING ACTION ITEMS

1.1.3	Coordinate w/ID Power to underground power lines
1.4.2	Cluster housing to preserve open space and natural features
1.5.2	Evaluate and enforce the Hillside Ordinance
1.5.3	Maintain Flood Insurance Maps; include inundation areas below dam
2.1.1	Provide partnership & support for the Sun Valley Resort
2.1.2	Encourage the development of Sun Valley Resort amenities
2.1.3	Work towards quality, affordable and reliable commercial air service
2.2.1	Maintain and encourage diverse range of businesses

2.2.2	Support a marketing effort that reinforces the Sun Valley character
2.2.3	Recognize Ketchum's role as commercial center and uphold its success
3.1.3	Require transportation mitigation with off-site workforce housing
3.1.5	Promote workforce housing design to maintain character of Sun Valley
3.1.8	Monitor & update workforce housing demand data and information
3.4.3	Periodically update the list of historic properties and landmarks
3.5.1	Recognize nonprofit organizations and support their facility needs
3.5.2	Partner with Resort & nonprofit organizations to utilize their facilities
4.1.7	Fully implement and enforce the Dark Sky Ordinance
4.2.5	Maximize mass transportation, bicycle & pedestrian travel in new development
4.4.1	Address Land Use Planning Areas development on a case-by-case basis
4.4.2	Guide development in Land Use Planning Areas
5.1.7	Identify and develop potential pocket parks within the City
5.1.8	Evaluate feasibility of home delivery for mail
5.1.9	Evaluate mechanism to bring portion of Trail Creek Road into City purview
5.2.8	Evaluate communication franchises to provide state-of-art service & equipment
6.3.1	Monitor traffic, explore and implement traffic calming strategies
6.3.8	Develop 5 year Capital Improvements Program, review annually
6.4.5	Develop and enforce appropriate bike path safety regulations
7.1.1	Participate on the Blaine /Ketchum Housing Authority
7.3.1	Identify, address regional concerns, opportunities for Resort growth
	ON-GOING ACTION ITEMS (CONT'D)
7.3.2	Partner regionally to address commercial enterprises, telecommunication
7.3.3	Jointly develop uniform policies, standards, fees through the region
8.1.1	Evaluate appropriate site(s) for the performing arts, including regional
8.1.4	Review USFS and BLM lands for protection of in the event of disposal
8.1.5	With Blaine County, monitor and evaluate needs of resident ethnic groups

NOTES

Note #1. Reference text, p3:

(For City Council review, amend all Notes to reflect forthcoming amendments to the Comprehensive Plan and background research)

PRIVATE PROPERTY RIGHTS

I. Goal:

The City of Sun Valley is authorized under the Local Land Use Planning Act (Idaho Code Section 67-6501 *et seq.*) to adopt land use regulations and policies for the protection of the health, safety and general welfare of its residents. Consistent with this authorization the City of Sun Valley shall evaluate, under particular circumstances, proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property.

1. Policy:

In evaluating whether a proposed regulatory or administrative action may result in an unconstitutional taking of private property, the City of Sun Valley shall, when requested, prepare a written takings analysis concerning the particular action consistent with the guidelines established by the Idaho State Attorney General pursuant to Idaho Code Section 67-8001 *et seq*.

Implementation:

a. The City of Sun Valley shall conduct this evaluation through the use of the attorney general checklist described in Idaho Code Section 67-8003 as promulgated and updated from time to time by the Idaho State Attorney General.

Note #2. Reference text, page I-12:

For recent periodicals that discuss resort challenges see the following:

K. Castle. Shakeup in ski country. Winter travel section, Hemispheres Magazine. Winter 2004, pp 52-56.

S. Condon. Heavy traffic ahead. Pitkin County's job growth is Garfield County's population growth. Aspen Times. May 29 2005.

K. Johnson. Second homes are remaking the west's resorts. New York Times (national edition) May 8 2005.

G. Lichtenstein. Part time paradise. High Country News. Oct 25 2004. pp 6-12.

ibid. Can Vail find room for its workers? High Country News. Oct 25 2004. pp 6-12.

R. Zimmerman. Resort survival. Urban Land. Aug 2003. pp 46-52.

Note #3. Reference text, page I-15:

The City of Sun Valley has two major drainage areas within the city limits, Trail Creek and Elkhorn Creek. The primary floodplain affecting Sun Valley is associated with Trail Creek, which traverses through the western side of the City. Only a small extension of the Elkhorn Creek floodplain, located in the southern end of the City limits, is within the Area of City Impact. This area is surrounded by open space and is not slated for development. Land uses are found along Trail Creek and the associated floodplain within Sun Valley's Area of City Impact and greater Blaine County. Within the City, existing setback requirements are regulated through the zoning ordinance.

Note #4. Reference text, page I-23:

The wastewater treatment plant upgrade includes a new $1.5 million ultraviolet disinfection system, $2.5 million in filters to remove sufficient suspended solids and phosphorus to meet limits established by the Big Wood River Watershed Management Plan, and new aeration basins that would double existing aeration capacity. These enhancements mean that no chemicals will be present in the discharge to the river, and the addition of filtration will produce an effluent that will be a source of reuse water available for irrigation, landscaping, and snowmaking.

Note #5. Reference text, page I-23**:**

The transfer station is maintained by Blaine County Solid Waste, part of the Southern Idaho Solid Waste (SISW) District. In 2003 it underwent expansion to accommodate waste from construction and demolition activities. From its mid-valley location in Ohio Gulch, waste is transferred to the Milner Butte Landfill near Jerome, Idaho. Most recyclables are transferred to the Twin Falls Recycling Center in Twin Falls, Idaho while others are used directly in the community.

Note #6. Reference text, page I-23:

Prior to 1972, firefighting in Sun Valley was handled by the Sun Valley Fire Brigade of the Railroad (Union and Pacific Railroad). Today, the Sun Valley Fire Department is capable of rapid response times and maintains a system of hydrants spaced at intervals of approximately 250 feet within developed areas within their 19-square-mile jurisdiction. Firefighting equipment

includes one tanker, two class-A pumper trucks, a wildfire brush truck, a ladder truck (shared with Ketchum), a Special Services Unit vehicle, a mobile air supply support truck, and command vehicles for the Chief and Assistant Chief. The Ketchum Fire Department maintains three four-wheel drive ambulances in two locations to best meet the needs of the communities they serve, including Sun Valley.

Note #7. Reference text, page I-24:

The first law enforcement officers in Sun Valley were Special Agents for the Railroad (Union and Pacific Railroad). For the first 25 years, Railroad Special Agents were responsible for law enforcement. In 1972, separate offices for City Hall were designated and full-time staff was hired. A Chief of Police and five special agents became the City of Sun Valley's first police department. Over the years, the role of law enforcement changed dramatically. In 1972, when the City had few year-round residents, the department served as a security force; during the growth period of the 1980s, the department's role changed to that of a professional police department.

The Sun Valley Police Department provides services to a local population that can range from 1,000 to 10,000 people, depending on the season. It provides such public services as crime prevention presentations and annual bicycle safety training and participates in various special teams such as the Critical Incident Response Team, Narcotic Enforcement Team, and the Child Abuse Response Team.

Note #8. Reference text, page I-28:

Pathway improvements and reconstruction have occurred to the paved path along Elkhorn and Dollar Roads, Village Loop, Morningstar Road, and Sun Valley Road. Sun Valley has completed the primary path system as outlined in the 1983 *Sun Valley Trails* plan.

Hiking, horseback riding, and mountain biking trails are found on virtually all the hills and mountains throughout the City, often traversing private property and homeowner association lands. At this point, a secondary recreation trail system is needed to connect neighborhoods, open space, and public land.

Note #9. Reference text, page I-29:

Blaine County plans to explore integrating public transportation into the management of the Highway 75 corridor for tourism, commerce, and local residents. This effort acknowledges that the mobility of people and commerce cannot be met solely with highway and road systems. As an example, traffic volumes along State Highway 75 are expected to increase approximately 50% by 2025 *(Blaine County Transit Development Plan Concept, 2005-2010. May 12, 2005).* Monthly SH75 traffic counts conducted between Ketchum and Hailey indicate that summer volumes are substantially higher than winter volumes. Demographic and job generation data indicate that the basic premise for the increase in commuter traffic along SH 75 are found in the travel between place of residence and place of employment.

The Blaine County Transit Development Plan Concept addresses goals, strategies and priorities for the time period from October 2005 to September 2010. This concept is based on the need to shift currently underutilized transportation resources to better serve the growing demand for transporting workers to the business and employment areas of Ketchum and Sun Valley from residential populations in Bellevue, Hailey, and mid valley. This plan concept assumes a year-round baseline level of transit service, supplemented by additional service during the peak summer and winter seasons. The proposed transit service would consolidate and/or replace existing bus services, relying on intergovernmental agreements, a new organizational structure and equitable funding mechanisms.

According to the *2001 Blaine County Public Transportation Feasibility Study*, in order for a valley-wide transit system to be successful in the Wood River Valley, several important issues need to be addressed by individual municipalities and the County. Those issues include:

1. Locate transit system stops within reasonable walking distance of as many homes and businesses as possible.

2. Provide a "pedestrian-friendly", transit-supportive environment.

3. Institute quality transit stop design details including pedestrian circulation and access, parking, platforms, shelter and structural systems, signage, linkage to trail and path systems, public art and landscaping.

ACRONYMS AND COMMON TERMS

ACRONYMS (revise as necessary)

B/KHA	Blaine County/Ketchum Housing Authority
BCHA	Blaine County Housing Authority
BLM	Bureau of Land Management
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
FMAA	Friedman Memorial Airport Authority
GIS	Geographic Information System
IDEQ	Idaho Department of Environmental Quality
KART	Ketchum Area Rapid Transit
LUPA	Land Use Planning Area

NRCS	Natural Resources Conservation Service
PUD	Planned Unit Development
SISW	Southern Idaho Solid Waste
SVEA	Sun Valley Elkhorn Association
SVWSD	Sun Valley Water & Sewer District
USFS	United States Forest Service

COMMON TERMS

Action Item – A specific statement of action that guides the decision-making process to achieve the realization of the goal or objective to which it relates. These items, when compiled, create a "work plan" that assists the City in making informed decisions.

Commercial Enplanement - the volume of passengers outbound (enplaned) from an airport on commercial air carriers.

Goal – A general condition, aim or achievement that reflects broad public purposes.

Impact Area – Also known as the City's planning area; it is the land area surrounding the limits of each city, negotiated between each individual city and the county in which it lies.

Land Use Planning Area – Areas that require particular attention due to the presence of special sites, development opportunities or challenges. Each Land Use Planning Area (LUPA) has carefully identified land use categories and a maximum number of dwelling, commercial and/or hotel units.

Objective – A discrete step, possibly among several, by which a broader goal may be accomplished.

Special Sites – Areas, sites or structures of historical, archeological, architectural, ecological, natural or scenic value or significance. Special sites are identified for the purpose of recognition and respect ~~protection or preservation~~.

Workforce Housing – Preserving housing options for people who work in areas experiencing rapidly escalating land prices and who are at a financial disadvantage in the housing market. Usually deed-restricted units are provided by the developer or created through private-public partnerships.

SUMMARY OF IDAHO CODE 67-6508 COMPONENTS
SUN VALLEY 200~~5~~14 COMPREHENSIVE PLAN UPDATE

Idaho Code 67-6508 requires that the following components be addressed in a Comprehensive Plan. The following listing identifies where each component is addressed. Many of these components are addressed extensively throughout the plan and, therefore, this listing is not an exhaustive catalog but rather a summary of the key areas of component discussion. (research to ensure compliance with all applicable 2014 Idaho Code Sections)

1. PROPERTY RIGHTS
    a. Section I.A.4
    b. Note #1

2. POPULATION ANALYSIS
    a. Section I.B.2
    b. Table A-1

3. SCHOOL FACILITIES & TRANSPORTATION
    a. Section I.B.7
    b. Section I.B.8
    c. Action Items 3.5.1, 3.5.3, 5.1.2
    d. Section III.C

4. ECONOMIC DEVELOPMENT
    a. Section I.B.3
    b. Section II.A.2
    c. Section II.A.3
    d. Section II.C.7

5. LAND USE
    a. Section I.B.5
    b. Section II.B.4
    c. Section III.A, B, C

6. NATURAL RESOURCES
    a. Section I.B.3
    b. Section II.A.1

7. HAZARDOUS AREAS
    a. Section I.B.4

8. PUBLIC SERVICES, FACILITIES AND UTILITIES
    a. Section I.B.7
    b. Section II.B.5

9. TRANSPORTATION
    a. Section I.B.8

b. Section II.B.6
c. Section II.C.7

10. RECREATION
a. Section I.B.7
b. Section II.B.5
c. Objective 3.2
d. Section III A, B, C

11. SPECIAL AREAS AND SITES
a. Section I.B.5
b. Section III.A, B,C
c. Figure 2

12. HOUSING
a. Section I.B.5
b. Section I.B.6
c. Section II.A.3
d. Objective 3.1

13. COMMUNITY DESIGN
a. Section I.B.5
b. Section II.B.4

14. AGRICULTURE?
a.
b.

15. IMPLEMENTATION
a. Section IV.A
b. Section IV.B

16. NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDORS?
a.
b.

Addendum A: Special Sites Descriptions

* Redo final numbers on Special Sites Exhibit Figure 2 to correspond to final order of special sites below; reorder special sites below for better understandability and format as per P&Z Commission direction on July 24, 2014.

The purpose of the Special Sites designation is to conserve the natural beauty, cultural heritage and natural resource features that characterize Sun Valley's community values, its traditions and history. This section of the Sun Valley *2005 Comprehensive Plan Update,* serves to describe the rich legacy of historic buildings, landmarks, scenic view locations, physiographic features and natural resources that create the unique sense of place one feels when in the Sun Valley area. Most Special Sites are privately owned or managed; others are owned or managed by public bodies or non-government organizations. The Special Site designation serves as notice to private owners and public authorities that the site is to be recognized and respected for its unique character ~~preserved and maintained in its current location~~. New development should respect the Special Site and the City may require setbacks, view corridors, historic preservation designations, limits on demolition and/or other needed land use and design regulations to ensure that each Special Site remains its place of prominence in the City.

The Special Sites designated by the City are located in general order as shown in Figure 2, Special Sites, in Chapter III, Section C of the *Comprehensive Plan*. These Special Sites are considered under three general categories:

Sites of Outstanding Natural Beauty- The purpose of this category is to identify and conserve those areas of natural beauty, rural landscape and vistas onto the nearby mountain scene. The City understands the visual and aesthetic value of its sites of outstanding natural beauty and will work to protect these community assets.

Sites of Historical and Cultural Heritage- The community has identified certain cultural landscapes and buildings that are integral parts of our local heritage. Many of these sites are associated with historic events, activities, notable persons or groups of people that reveal our relationship with the natural landscape over time. In some cases, the sites are person-made expressions of regional identity; others exist in relationship to its ecological contexts. In every case, ongoing preservation and interpretation will yield an improved quality of life and a sense of place and identity for future generations. Since most of these sites are located on privately owned or managed property, preservation or conservation of these sites will require partnership with private owners and managers, planning authorities and other public bodies to maintain and acknowledge cultural and historical authenticity. New development within the Sun Valley Resort area should retain the existing building scale, the quality of public space and the prominence of the Sun Valley Lodge. It is also vital that new development respect the historic resources on the property. Development in the Commercial Core should seek to highlight and enhance these historical structures by respecting the mass and scale of the buildings as well as their traditional use.

Sites of Natural Resource Value- This category takes account of the need to safeguard recreational area access, agriculture, and wildlife habitat as well as the economic and social needs of our local community. Important to the sustainability of Sun Valley's thriving

community, the sites in this category are of high natural resource value and, as such, are designated for special protection. As noted above, the undeveloped hills have significant scenic value but also are of great environmental importance. Deer and elk herds, mountain lions and other wildlife need undisturbed habitat as home range for watering, feeding and breeding throughout the year. The City of Sun Valley should seek protection against vegetation loss and destabilization in order to maintain adequate habitat for these wildlife populations. The City should seek opportunities, through partnerships with local and national non-governmental organizations, to become a leader in planning for sustainability and meeting environmental needs of the present and future generations.

Descriptions- The specific sites to be considered under each of these three general categories are identified and described as follows, corresponding to the locations shown in Figure 2 of Chapter III, Section C, of the *Comprehensive Plan*:

➢ *Trail Creek Cabin* (Site #1)

Built in 1937 by an unnamed gentleman who created the original landscaping for Sun Valley Resort, Trail Creek Cabin is located off Trail Creek Road, 1.5 miles *east of Sun* Valley Resort and near the Hemingway Memorial. The log cabin is tucked away next to the rushing waters of Trail Creek and hidden from public view by giant pine trees. The isolated, "rustic and enchanting" nature of the cabin is reported to have been ideal for wild parties attended by Sun Valley legends, including Ernest Hemingway, Gretchen Fraser and pianist, Eddy Duchin.

Today, the cabin hosts public outdoor concerts, private parties, weddings, and catered dinners. Winter guests enjoy the cabin as a remote destination for caroling and sleigh rides led by the resort's champion Clydesdale horses.

Any development near Trail Creek Cabin should respect its quaint nature and public use. Single and multi-family homes should be sited in a manner that continues to respect the nature of Trail Creek Cabin as a rustic retreat in an idyllic setting. Rehabilitation of the cabin should seek to retain the historic integrity of the building.

➢*Rudd Mountain Chairlift and Ruud Mountain* (Sites #2 and #9)

Ruud Mountain and its chairlift overlook the tees and fairways of the Sun Valley Golf Course. Ruud Mountain was named after champion ski jumpers, Sigmund and Birger Ruud, who helped design an exhibition ski jump on the mountain.

The Ruud Mountain chairlift was the third of its kind in the world. The design for the chairlift was ingeniously borrowed from the techniques used to move stalks of bananas from boats onto trains in the Southern Hemisphere. Inventor James Curran simply removed each big hook that hung from the rotating overhead cables (used to hold the banana stalks) and replaced it with a chair. In 1980, the Ruud Mountain Chairlift was placed in the National Register of Historic Places as the nation's first ski lift because the original Proctor Lift was no longer in place.

Ruud Mountain and its chairlift serve as memorials to Sun Valley as the birthplace of skiing in the Western hemisphere. Development near the mountain and lift must recognize the National Historic Register designation and the contribution to Sun Valley's unique history. Development setbacks, limitations on the mass and scale of buildings near the site should be enforced and continued public access to Ruud Mountain hiking trails and to the Ruud Mountain Chairlift should be maintained. The natural growth of vegetation should be kept clear for site preservation, fire mitigation, and aesthetic visibility purposes.

➢ *Hemingway Memorial* (Site #3)

Movie stars and ski moguls weren't the only celebrities to call Sun Valley home; Ernest Hemingway also found solace in the Wood River Valley. The resort originally sought out Hemingway, like it did many celebrities, as a way to generate publicity for the fledgling resort, but the offers were spurned by the author.

This made it all the more surprising when Hemingway appeared at the Lodge in his Buick late one night in September, 1939. Hemingway spent the next six months living in Room 206 of the Sun Valley Lodge while writing his Pulitzer Prize winning novel, *For Whom the Bell Tolls*. In exchange for allowing the resort to use his name and pictures for publicity, Hemingway received lower rates at the Lodge which he dubbed the "Glamour House."

Ernest Hemingway spent his final years in Ketchum. The Ernest Hemingway Memorial, featuring a bronze bust and engraved pedestal (which ironically includes portions of an epitaph he had written for a local friend) stands opposite a small, contemplative rest area along Trail Creek in Sun Valley. Nearby, in the Ketchum Cemetery on the northern edge of town on Route 75, is Hemingway's grave.

Access to the Ernest Hemingway Memorial and preservation of the site should be retained regardless of any future development near the site. This should include public parking, transit, and hiking access. Development should also seek to enhance and incorporate this memorial site into a celebrated piece of Sun Valley Resort history.

➢ *Sun Valley Lodge* (Site #4)

The Sun Valley Lodge was opened on December 21, 1936, amid great fanfare. The building was originally designed to represent Averill Harriman's sense of "roughing it in luxury". As such, it resembles a grand wooden structure, yet is constructed of Portland Cement to resist fire and improve durability. During construction, the wet concrete finish was impressed with wood grain then acid-stained brown to imitate wood. The prominence of the Lodge is reinforced by its height as it rises well above nearby buildings and the canopy of trees that surrounds it.

The interior design of the Lodge includes a central open lobby with guestroom wings angling off each corner of the public area, thus allowing each guest quarters to take advantage of the surrounding views. It was a veritable million-dollar palace in the middle of the snowy Idaho wilderness. Even today, the Lodge receives plaudits for its high

quality craftsmanship and unique design in addition to the remarkable construction speed of less than one year.

The Sun Valley Lodge is both a visual and economic focal point, visible from many vantage points within the City of Sun Valley, including Dollar Mountain and the summits of many hiking trails. Because of its height, it is frequently useful as a familiar landmark for guests and residents.

- *Sun Valley Inn* (Site #4)
  The Sun Valley Inn was erected in the summer of 1937 and began operation in December of that year as the Challenger Inn. Located in the center of the Sun Valley Mall, the Inn was built to accommodate moderately-priced hotel guests visiting Sun Valley. This marketing strategy was much like the Union Pacific's *Challenger* passenger trains that were targeted at the middle class.

  The same architect that designed the Lodge was charged with creating a Tyrolean facade for the Sun Valley Inn. By using a variety of exterior finishes and articulating the building, he created the look of many separate buildings. This treatment has the visual effect of making the Inn look less imposing than its sister building, the Sun Valley Lodge, even though some exterior walls of the Inn are at least 300 feet long. Its relatively lower height also gave the Inn an Alpine Village appearance. The Tyrolean style gave the Inn a romantic flare which was popular with its middle class guests. The Inn's proximity to the Lodge also allowed them to be close to the resort's amenities and the visiting "rich and famous".

- *Opera House* (Site #4)
  The Sun Valley Opera House was one of the first buildings on the Sun Valley Mall, constructed around the same time as the Challenger Inn. A fitting addition to a resort that prided itself on its celebrity draw, the Opera House provided a multitude of entertaining activities on the resort property. Besides nightly showings of movies, concerts occasionally were held at the Opera House and, at one time, Bing Crosby performed for resort guests. In its early days, admission to The Opera House was only ten cents and, even though the theater seats 500 people, frequently there was standing room only.

  The Opera House remains open today and is used most frequently as a movie house for resort visitors and Wood River Valley residents. Although it is not used as heavily today as during the 30's and 40's, the Opera House remains an important entertainment venue and a valued historic structure.

- *Outdoor Ice Rink* (Site #4)
  The Outdoor Ice Rink is located on the south side of the Sun Valley Lodge and was constructed at the same time as the Lodge. Harriman wanted to make the ice rink a focus and so it sits as the centerpiece to the Lodge with nearly every guest room overlooking the rink.

As it did in earlier times, the Ice Rink still attracts people of all ages to the resort. The rink also helped Sun Valley create the allure it desired by attracting not only skating celebrities who perform in the summer Ice Shows but also celebrities as ice skating fans. Sonja Henie Fraser was the first of a long line of Olympic skaters who have performed in the weekly Ice Show.

Today, the Outdoor Ice Rink, which is visible from the outdoor dining patio, serves the Lodge's summer guests as free entertainment. A large indoor rink on the south side is used by figure skaters and ice hockey players alike.

Any development near the Outdoor Ice Rink should allow for its continued use as a performance and practicing stage for ice skaters. Further, Commercial Core development should allow for continued foot-traffic access to the rink as well as easily accessible parking and transit opportunities for the events.

➢ *Penny Hill* (Site # 5)

Penny Hill is located on the west side of Sun Valley Road, adjacent to the Sun Valley Resort's commercial core. It is a rocky, sage-covered knoll, rising just under 200 feet off the valley floor. Although not intended as a skier's destination by the resort's founders, the hill was used by guests and ski instructors for beginner's lessons and other outdoor winter activities, such as sledding and tubing.

Today, Penny Hill is no longer used for ski instruction, but it remains the community's most popular sledding site for people of all ages. Penny Hill is located next to another of Sun Valley's more memorable features, the open grassland pastures alongside Sun Valley Road used for horse grazing.

Development near Penny Hill must protect the view corridors and natural topographical separation afforded by the hills and ridge that extends from Ketchum to Sun Valley. Furthermore, development should enhance the open space area on the west side of Sun Valley Road as well as the single family homes on Saddle Road. Efforts should be made to relocate sledding activities to different location which has adequate parking and better manages the inherent dangers of the activity.

➢ *Sun Valley Lake* (Site #6)

This small lake was created in 1937 when Union Pacific Railroad engineers built a dam to hold back the flowing waters of Trail Creek. The dam represents the only significant altering of the waterway since Ernest Brass dug irrigation canals on the Brass Ranch. Today, it is one of the few reservoirs located in Blaine County. An important visual feature and resort amenity, people use the grounds around Sun Valley Lake as a picnic site, peddle-boating and fishing on the lake. The first homes built in the City were located around Sun Valley Lake and many old timers fondly remember the lake as their first "fishin' hole."

All new development near Sun Valley Lake should comply with the riparian, wetland and floodplain regulations, including codes that create a buffer between the built and natural

environments and seek to limit the contamination of Trail Creek with harmful pesticides and fertilizers. Development should maintain public use of the lake through access easements.

➢ *Proctor Mountain* (Site #7)

Proctor Mountain, named for Charles N. Proctor and summiting at an altitude over 7,700 feet, serves as one of the most popular hiking attractions in the City of Sun Valley. Employed by Averell Harriman, Charles Proctor was instrumental in laying out many Sun Valley ski runs.

Proctor Mountain also plays a historically-significant role in the evolution of the modern ski resort as it was the original site of the world's first chairlift. Other mechanisms for escalating the mountain previously existed, such as rope tows and aerial trams; but Sun Valley was the first resort to host a "first-class route to the top" which was a single-seat chairlift that included a footrest. The chairlift was erected by Union Pacific in 1936 on Proctor Mountain; it was eventually moved to Bald Mountain and referred to as "Lift Number 5".

Proctor Mountain should be protected as permanent open space and as a cultural landscape amenity. Any significant development or redevelopment in the vicinity of Proctor Mountain should preserve view corridors and access to the widely-used hiking trails and permit trailhead parking and transit opportunities.

➢ *Dollar Mountain* (Site #8)

Dollar Mountain is located on Elkhorn Road close to the core of the Sun Valley Resort. As one of the first skiing slopes developed in Sun Valley, it has a 650 foot vertical rise and was the site of some of the earliest chairlifts developed in the world.

At a summit elevation of 6,638 feet, Dollar Mountain was most popular for its dry, powdery snow and its rolling, treeless terrain. At the time the resort opened, skiing was a relatively new sport in America; European and local instructors taught celebrity guests how to ski. Today, with advanced skiers challenging the more difficult slopes of Bald Mountain, Dollar Mountain is known as the "beginners' hill." Winter visitors still find a great number of helpful ski instructors on Dollar Mountain; but instead of loose-footed celebrities dotting the slopes, kids of all ages are getting their first lessons in skiing or snowboarding.

Dollar Mountain has three lifts from its main base and one lift from the Elkhorn Village, providing easy access for Elkhorn residents. Carol's Dollar Mountain Lodge is located at the main base; built in 2004, the building is frequently noted for its excellent architectural quality. It is identified as a valuable community venue for concerts, weddings, and conferences. Any development surrounding Dollar Mountain should not interfere with its traditional use as a skiing hill nor should it inhibit future community uses for the area. Access for the public should be also maintained as development occurs in the Elkhorn Village area.

The dramatic changes since 2005 in operations, use, and amenities, including a successful world class terrain park feature and half pipe, reinvigorated the area and continues to draw in use for the region.

➢ *Sun Valley Road and Trail Creek Road* (Site #10)

Sun Valley Road is the main thoroughfare between Ketchum and Sun Valley and the main entrance for visitors and residents coming to the Sun Valley Resort. North of the junction with Dollar and Saddle Roads, Sun Valley Road becomes Trail Creek Road. These roads existed prior to the existence of Sun Valley Resort and were used by the Ketchum, and Challis Toll Road Company to access the Lost River Basin northeast of the Wood River Valley via the Trail Creek Pass.

Development near Sun Valley Road should respect the use of the roadway as the signature gateway to the City and to Sun Valley's western resort properties; a minimum 50-foot open space buffer or building setback between the road and any development should be retained.

Trail Creek Road is still used today as a connector into the Lost River Basin as well as the only public access route to Trail Creek Cabin, the Hemingway Memorial, USFS campgrounds and various non-motorized trailheads. The multi-use path along Trail Creek Road is also heavily used by cyclists, pedestrians and runners. In order to protect the view corridor from the public right-of-way and maintain a continuous rural landscape, development should create a permanent setback along Trail Creek Road that protects the view corridor.

➢ *Red Barn* (Site #11)

Located on the east side of Sun Valley Road, the Red Barn is one of the few remaining structures that recall the early development of central Idaho's transportation routes. After Isaac I. Lewis and others founded the neighboring village of Ketchum, Isaac and his son, Horace, started the Ketchum and Challis Toll Road Company and built the first wagon road over Trail Creek Pass. The Red Barn, built by Horace Lewis, was used to service this endeavor. While the actual date of construction of the Red Barn is unknown, it appears in photos from the early 1880's and was most likely used to house and maintain the ore wagons that traveled Trail Creek Road between Ketchum and Mackay.

The Red Barn remained a notable landmark for over a century and serves today as a distinct emblem of the Sun Valley resort village. Development near the Red Barn should respect its historic context as a gateway feature and respect its placement within the empty field that surrounds it. Any development near the Red Barn should be set back and complement and enhance the Red Barn's iconic value with limitations on mass, scale and building forms and finishes.

➢ *Idaho Power Plant Building* (Site #12)

The first public use of electricity in Idaho was for street lights in Hailey in the late 1880's. As early as 1882, the Idaho Power Plant Building was used by a Ketchum smelter to

generate electricity to power the water wheel and a small dynamo used for lighting operations. The small wooden building that sits at the gateway entrance along Sun Valley Road is a replica of that building and is iconic of the area's mining history.

The bipolar generator currently housed within the Idaho Power Plant Building is a relic of the type used in the early days of commercial mining. Rated at 20 kilowatts, 125 volts and 160 amperes, it was manufactured by the Edison General Electric Company in 1888. The generator was first used at Pontiac, Michigan, and is displayed in the Idaho Power Plant Building, courtesy of the University of Idaho.

- *The panoramic mountain and valley views from top Elkhorn Hill* (Site #13)
  The panoramic vistas of the mountains and valleys as viewed from the top of Elkhorn Hill are some of the most lauded throughout the Wood River Valley and Blaine County. From this vantage point, many of the awe inspiring Idaho mountain ranges are visible, including the Sawtooth, Pioneer, Smoky, Boulder and White Cloud Mountain ranges. Development should respect and not interfere with these senic vistas.

- *Bluff Parcel* (Site #14)
  The Bluff Parcel is located on the east side of Elkhorn Road at Horseshoe Bend. Its previous owner, the Johns Manville Company, was one of the original developers of the Elkhorn portion of Sun Valley. In 2000, the City received a request to develop the 2.87 acre parcel into private residences. Once the property was recognized for its open space and view corridor values, the community purchased the property using monies from the City's general fund, homeowner's association dues and private donations. The Bluff Parcel, with a restrictive open space deed, was donated to the Wood River Land Trust and is managed by the Sun Valley Elkhorn Masters Association. This successful, community-wide preservation effort creates a precedent for future open space acquisition in the commitment to conserving the open, rural landscape of the City. The Bluff Parcel was successfully rezoned as Open Space (OS) by the City in 2009.

- *Independence Creek Preserve* (Site #15)
  Independence Creek Preserve is located in the southeastern quadrant of the City, on Independence Creek Road. In 2000, the Cutter and Lyon families donated the fifteen-acre property to the Wood River Land Trust in order to protect the Reserve as open space in perpetuity. Besides being an aesthetic asset to Sun Valley, the property is a natural drainage way and an important wildlife habitat. Hikers share the area with wildlife, crossing the reserve to access the undeveloped ridges around Sun Valley. The Independence Creek Preserve property was successfully rezoned as Open Space (OS) by the City in 2009.

- *North Lane Ranch Parcel* (Site #16)
  The North Lane Ranch Parcel is located in view of the Elkhorn Road Entrance. These undeveloped sage-covered hillsides and ridge tops provide the first impression as travelers

enter the City from the south and should continue to be protected for their scenic value. The North Lane Ranch Parcel is also significant because of its immense value to wildlife as wintering habitat and a corridor to access water in Elkhorn Creek and the Big Wood River. The property was approved for a Master Plan Development in 2012 and designated Low Density Residential in the *Comprehensive Plan*. The property was zoned Rural Estate and Ranch (RA) Zoning District and subdivided into four single-family residential lots.

➢ *Elkhorn Road Entrance* (Site #17)

The Elkhorn Road Entrance is located at the southwestern border of the City limits at the intersection with Highway 75. For visitors traveling north along the highway, this area is the introduction to the cities of Ketchum and Sun Valley. The vistas seen from this site should be protected.

➢ *Elkhorn Creek* (Site #18)

Elkhorn Creek is located in the southeastern portion of Sun Valley, northeast of the Lane Ranch subdivision and flows from Parker Gulch to the southwest, connecting with the Big Wood River. The Elkhorn Creek's historic stream channel had been dry for many years because of the irrigation practices that occurred at the old Lane Ranch which diverted all of the water. In 2000, the Wood River Land Trust restored the Creek and associated habitats, including returning the creek's stream channel to its original location, re-vegetating the creek banks and installing a fish ladder. The fish populations are proliferating since this work was done.

The City should maintain this area as wildlife habitat, including its designation as open space, require riparian setbacks and educate the public to help eliminate the use of chemicals and fertilizers near the Creek. The City should recognize the maintenance and water rights of Lane Ranch in this area.

➢ *Trail Creek* (Site #19)

Trail Creek begins at the top of Trail Creek Pass and flows into the City of Sun Valley from the northeast, passes through the City of Ketchum and empties into the Big Wood River. In the early settlement days, the Creek provided sufficient water to irrigate all of the areas ranches, including the old Brass Ranch where Sun Valley Resort is located. Trail Creek provides the majority of the City's surface water and more than 60% of the water supplied to Sun Valley Resort. It also plays a major role in the survival of Sun Valley's wildlife providing abundant fresh water and sheltering trees along its banks.

The habitat and water provided by Trail Creek should be protected from contamination, using riparian setbacks and establishing limits for chemical and fertilizer use in landscaping and agriculture.

➢ *Major Area Viewsheds*

- *The high undeveloped ridges surrounding the City and the ridge between Trail Creek Valley and Elkhorn Valley* (Sites b and c)
  The high undeveloped, sage- and rock-covered foothills and ridges surrounding the City of Sun Valley, including the vast ridge between Trail Creek Valley and Elkhorn Valley, are defining natural characteristics of the community. As foreground to the immense mountain ranges beyond, the wild, undeveloped nature of the hillsides and ridgelines is one of the most pleasing features differentiating Sun Valley from most other high mountain resorts. The City should continue to keep the hillsides and ridgelines free of development by not allowing any significant temporary or permanent disturbances to slopes greater than 25 percent (25%).

- *Prominent views of Dollar and Baldy Mountains* (Site a)
  The prominent views of Dollar Mountain and Baldy Mountain, as seen from many locations throughout the city, should be protected. Dollar and Baldy Mountains are enduring reminders of Sun Valley's skiing heritage and the area's close economic ties to the tourism and recreation industries; and are visual reminders of the easily accessible recreational opportunities afforded to all Sun Valley patrons. Efforts should continue to retain and enhance the viewing sites to these mountains from the public right-of-ways and other public locations where people frequently assemble.

References:

Holland, Gwendolyn Spence. Sun Valley: An Extraordinary History. Ketchum, Idaho: The Idaho Press, 1998.

Elevations determined from The United States Geological Services Topographical Maps.

Photos courtesy of The Community Library Regional History Department, Ketchum, Idaho.

~~**Sites of Outstanding Natural Beauty**~~

~~The purpose of this category is to identify and conserve those areas of natural beauty, rural landscape and vistas onto the nearby mountain scene. The City understands the visual and aesthetic value of its sites of outstanding natural beauty and will work to protect these community assets.~~

- ~~*The high undeveloped ridges surrounding the City and the ridge between Trail Creek Valley and Elkhorn Valley* (Sites b and c)~~
  ~~The high undeveloped, sage- and rock-covered foothills and ridges surrounding the City of Sun Valley, including the vast ridge between Trail Creek Valley and Elkhorn Valley, are defining natural characteristics of the community. As foreground to the immense mountain ranges beyond, the wild, undeveloped nature of the hillsides and ridgelines is~~

~~one of the most pleasing features differentiating Sun Valley from most other high mountain resorts. The City should continue to keep the hillsides and ridgelines free of development by not allowing any temporary or permanent disturbances to slopes greater than 25 percent (25%).~~

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  ~~The prominent views of Dollar Mountain and Baldy Mountain, as seen from many locations throughout the city, should be protected. Dollar and Baldy Mountains are enduring reminders of Sun Valley's skiing heritage and the area's close economic ties to the tourism and recreation industries; and are visual reminders of the easily accessible recreational opportunities afforded to all Sun Valley patrons. Efforts should continue to retain and enhance the viewing sites to these mountains from the public right-of-ways and other public locations where people frequently assemble.~~

- ~~*The panoramic mountain and valley views from top Elkhorn Hill* (Site #13)~~

  ~~The panoramic vistas of the mountains and valleys as viewed from the top of Elkhorn Hill are some of the most lauded throughout the Wood River Valley and Blaine County. From this vantage point, many of the awe inspiring Idaho mountain ranges are visible, including the Sawtooth, Pioneer, Smoky, Boulder and White Cloud Mountain ranges. Development should respect and not interfere with these seethe vistas.~~

- ~~*Sun Valley Road and Trail Creek Road* (Site #10)~~

  ~~Sun Valley Road is the main thoroughfare between Ketchum and Sun Valley and the main entrance for visitors and residents coming to the Sun Valley Resort. North of the junction with Dollar and Saddle Roads, Sun Valley Road becomes Trail Creek Road. These roads existed prior to the existence of Sun Valley Resort and were used by the Ketchum, and Challis Toll Road Company to access the Lost River Basin northeast of the Wood River Valley via the Trail Creek Pass.~~

  ~~Development near Sun Valley Road should respect the use of the roadway as the signature gateway to the City and to Sun Valley's western resort properties; a minimum 50-foot open space buffer or building setback between the road and any development should be retained.~~

  ~~Trail Creek Road is still used today as a connector into the Lost River Basin as well as the only public access route to Trail Creek Cabin, the Hemingway Memorial, USFS campgrounds and various non-motorized trailheads. The multi-use path along Trail Creek Road is also heavily used by cyclists, pedestrians and runners. In order to protect the view corridor from the public right-of-way and maintain a continuous rural landscape, development should create a permanent setback along Trail Creek Road that protects the view corridor.~~

- ~~*Penny Hill* (Site # 5)~~

  ~~Penny Hill is located on the west side of Sun Valley Road, adjacent to the Sun Valley Resort's commercial core. It is a rocky, sage-covered knoll, rising just under 200 feet off the valley floor. Although not intended as a skier's destination by the resort's founders, the hill was used by guests and ski instructors for beginner's lessons and other outdoor~~

~~winter activities, such as sledding and tubing.~~

~~Today, Penny Hill is no longer used for ski instruction, but it remains the community's most popular sledding site for people of all ages. Penny Hill is located next to another of Sun Valley's more memorable features, the open grassland pastures alongside Sun Valley Road used for horse grazing.~~

~~Development near Penny Hill must protect the view corridors and natural topographical separation afforded by the hills and ridge that extends from Ketchum to Sun Valley. Furthermore, development should enhance the open space area on the west side of Sun Valley Road as well as the single family homes on Saddle Road. Efforts should be made to relocate sledding activities to different location which has adequate parking and better manages the inherent dangers of the activity.~~

➢ ~~*Elkhorn Road Entrance (Site #17)*~~

~~The Elkhorn Road Entrance is located at the southwestern border of the City limits at the intersection with Highway 75. For visitors traveling north along the highway, this area is the introduction to the cities of Ketchum and Sun Valley. The landscape seen from this site is spectacular and should be protected. The City should work with the City of Ketchum to create gateway identification that includes landscaping and way-finding signs to assist travelers navigating to the north county area. The Elkhorn Road Entrance may also be an excellent site for a traffic round-about.~~

~~Sites of Historical and Cultural Heritage~~

~~The community has identified certain cultural landscapes and buildings that are integral parts of our local heritage. Many of these sites are associated with historic events, activities, notable persons or groups of people that reveal our relationship with the natural landscape over time. In some cases, the sites are person-made expressions of regional identity; others exist in relationship to its ecological contexts. In every case, ongoing preservation and interpretation will yield an improved quality of life and a sense of place and identity for future generations.~~

~~Since most of these sites are located on privately owned or managed property, preservation or conservation of these sites will require partnership with private owners and managers, planning authorities and other public bodies to maintain and acknowledge cultural and historical authenticity. New development within the Sun Valley Resort area should retain the existing building scale, the quality of public space and the prominence of the Sun Valley Lodge. It is also vital that new development respect the historic resources on the property. Development in the Commercial Core should seek to highlight and enhance these historical structures by respecting the mass and scale of the buildings as well as their traditional use.~~

~~Sites of historical and cultural heritage that deserve special mention and protection are:~~

➢ ~~*Red Barn* (Site #11)~~

~~Located on the east side of Sun Valley Road, the Red Barn is one of the few remaining structures that recall the early development of central Idaho's transportation routes. After Isaac I. Lewis and others founded the neighboring village of Ketchum, Isaac and his son, Horace, started the Ketchum and Challis Toll Road Company and built the first wagon road over Trail Creek Pass. The Red Barn was used to service this endeavor. While the actual date of construction of the Red Barn is unknown, it appears in photos from the early 1880's and was most likely used to house and maintain the ore wagons that traveled Trail Creek Road between Ketchum and Mackay.~~

~~The Red Barn remained a notable landmark for over a century and serves today as a distinct emblem of the Sun Valley resort village. Development near the Red Barn should respect its historic context as a gateway feature and respect its placement within the empty field that surrounds it. Any development near the Red Barn should be set back and complement and enhance the Red Barn's iconic value with limitations on mass, scale and building forms and finishes.~~

➢ ~~*Idaho Power Plant Building* (Site #12)~~

~~The first public use of electricity in Idaho was for street lights in Hanley in the late 1880's. As early as 1882, the Idaho Power Plant Building was used by a Ketchum smelter to generate electricity to power the water wheel and a small dynamo used for lighting operations. The small wooden building that sits at the gateway entrance along Sun Valley Road is a replica of that building and is iconic of the area's mining history.~~

~~The bi-polar generator currently housed within the Idaho Power Plant Building is a relic of the type used in the early days of commercial mining. Rated at 20 kilowatts, 125 volts and 160 amperes, it was manufactured by the Edison General Electric Company in 1888. The generator was first used at Pontiac, Michigan, and is displayed in the Idaho Power Plant Building, courtesy of the University of Idaho.~~

~~The prominence of the Idaho Power Plant Building should be protected from the encroachment of new development.~~

➢ ~~*Sun Valley Mall* (Site #4)~~

~~The Sun Valley Mall is one of the organizing axis for the Sun Valley Village. A narrow courtyard, the mall is the brick pathway that connects visitors from the Sun Valley Lodge, the Opera House and the Challenger Inn to the retail center of the Village. Surrounded by quaint, one and two story shops, the mall is a distinctive feature of the Sun Valley Village for its connotations of a European Village. Development and redevelopment of the mall area should seek to retain the mall as a connecting piece to more prominent buildings within the Sun Valley Village and also the mall as a destination in itself.~~

➢ ~~*Sun Valley Lodge* (Site #4)~~

~~The Sun Valley Lodge was opened on December 21, 1936, amid great fanfare. The building was originally designed to represent Averill Harriman's sense of "roughing it in luxury". As such, it resembles a grand wooden structure, yet is constructed of Portland Cement to resist fire and improve durability. During construction, the wet concrete finish was impressed with wood grain then acid-stained brown to imitate wood. The prominence of the Lodge is reinforced by its height as it rises well above nearby buildings and the canopy of trees that surrounds it.~~

~~The interior design of the Lodge includes a central open lobby with guestroom wings angling off each corner of the public area, thus allowing each guest quarters to take advantage of the surrounding views. It was a veritable million-dollar palace in the middle of the snowy Idaho wilderness. Even today, the Lodge receives plaudits for its high quality craftsmanship and unique design in addition to the remarkable construction speed of less than one year.~~

~~The Sun Valley Lodge is both a visual and economic focal point, visible from many vantage points within the City of Sun Valley, including Dollar Mountain and the summits~~

~~of many hiking trails. Because of its height, it is frequently useful as a familiar landmark for guests and residents.~~

~~The Sun Valley Lodge should be designated by the City as a historic building worthy of preservation.~~

- ~~*Sun Valley Inn* (Site #4)~~

  ~~The Sun Valley Inn was erected in the summer of 1937 and began operation in December of that year as the Challenger Inn. Located in the center of the Sun Valley Mall, the Inn was built to accommodate moderately-priced hotel guests visiting Sun Valley. This marketing strategy was much like the Union Pacific's *Challenger* passenger trains that were targeted at the middle class.~~

  ~~The same architect that designed the Lodge was charged with creating a Tyrolean facade for the Sun Valley Inn. By using a variety of exterior finishes and articulating the building, he created the look of many separate buildings. This treatment has the visual effect of making the Inn look less imposing than its sister building, the Sun Valley Lodge, even though some exterior walls of the Inn are at least 300 feet long. Its relatively lower height also gave the Inn an Alpine Village appearance. The Tyrolean style gave the Inn a romantic flare which was popular with its middle class guests. The Inn's proximity to the Lodge also allowed them to be close to the resort's amenities and the visiting "rich and famous".~~

  ~~The Sun Valley Inn should be designated by the City as a historic building worthy of preservation.~~

- ~~*Opera House* (Site #4)~~

  ~~The Sun Valley Opera House was one of the first buildings on the Sun Valley Mall, constructed around the same time as the Challenger Inn. A fitting addition to a resort that prided itself on its celebrity draw, the Opera House provided a multitude of entertaining activities on the resort property. Besides nightly showings of movies, concerts occasionally were held at the Opera House and, at one time, Bing Crosby performed for resort guests. In its early days, admission to The Opera House was only ten cents and, even though the theater seats 500 people, frequently there was standing room only.~~

  ~~The Opera House remains open today and is used most frequently as a movie house for resort visitors and Wood River Valley residents. Although it is not used as heavily today as during the 30's and 40's, the Opera House remains an important entertainment venue and a valued historic structure.~~

  ~~The Opera House should be designated by the City as a historic building worthy of preservation.~~

- ~~*Outdoor Ice Rink* (Site #4)~~

  ~~The Outdoor Ice Rink is located on the south side of the Sun Valley Lodge and was constructed at the same time as the Lodge. Harriman wanted to make the ice rink a focus and so it sits as the centerpiece to the Lodge with nearly every guest room overlooking the rink.~~

~~As it did in earlier times, the Ice Rink still attracts people of all ages to the resort. The rink also helped Sun Valley create the allure it desired by attracting not only skating celebrities who perform in the summer Ice Shows but also celebrities as ice skating fans. Sonja Henie Fraser was the first of a long line of Olympic skaters who have performed in the weekly Ice Show.~~

~~Today, the Outdoor Ice Rink, which is visible from the outdoor dining patio, serves the Lodge's summer guests as free entertainment. A large indoor rink on the south side is used by figure skaters and ice hockey players alike.~~

~~Any development near the Outdoor Ice Rink should allow for its continued use as a performance and practicing stage for ice skaters. Further, Commercial Core development should allow for continued foot-traffic access to the rink as well as easily accessible parking and transit opportunities for the events.~~

~~The Outdoor Ice Rink should be designated by the City as a historic building worthy of preservation.~~

➢ ~~*Hemingway Memorial* (Site #3)~~

~~Movie stars and ski moguls weren't the only celebrities to call Sun Valley home; Ernest Hemingway also found solace in the Wood River Valley. The resort originally sought out Hemingway, like it did many celebrities, as a way to generate publicity for the fledgling resort, but the offers were spurned by the author.~~

~~This made it all the more surprising when Hemingway appeared at the Lodge in his Buick late one night in September, 1939. Hemingway spent the next six months living in Room 206 of the Sun Valley Lodge while writing his Pulitzer Prize winning novel, *For Whom the Bell Tolls*. In exchange for allowing the resort to use his name and pictures for publicity, Hemingway received lower rates at the Lodge which he dubbed the "Glamour House."~~

~~Ernest Hemingway spent his final years in Ketchum. The Ernest Hemingway Memorial, featuring a bronze bust and engraved pedestal (which ironically includes portions of an epitaph he had written for a local friend) stands opposite a small, contemplative rest area along Trail Creek in Sun Valley. Nearby, in the Ketchum Cemetery on the northern edge of town on Route 75, is Hemingway's unadorned grave.~~

~~Access to the Ernest Hemingway Memorial and preservation of the site should be retained regardless of any future development near the site. This should include public parking, transit, and hiking access. Development should also seek to enhance and incorporate this memorial site into a celebrated piece of Sun Valley Resort history.~~

➢ ~~*Trail Creek Cabin (Site #1)*~~

~~Built in 1937 by an unnamed gentleman who created the original landscaping for Sun Valley Resort, Trail Creek Cabin is located off Trail Creek Road, 1.5 miles *east of Sun* Valley Resort and near the Hemingway Memorial. The log cabin is tucked away next to the rushing waters of Trail Creek and hidden from public view by giant pine trees. The isolated, "rustic and enchanting" nature of the cabin is reported to have been ideal for wild parties attended by Sun Valley legends, including Ernest Hemingway, Gretchen Fraser and pianist, Eddy Duchin.~~

~~Today, the cabin hosts public outdoor concerts, private parties, weddings, and catered dinners. Winter guests enjoy the cabin as a remote destination for caroling and sleigh rides led by the resort's champion Clydesdale horses.~~

~~Any development near Trail Creek Cabin should respect its quaint nature and public use. Single and multi-family homes should be sited in a manner that continues to respect the nature of Trail Creek Cabin as a rustic retreat in an idyllic setting. Rehabilitation of the cabin should seek to retain the historic integrity of the building.~~

~~Trail Creek Cabin should be designated by the City as a historic building worthy of preservation.~~

➢ ~~*Dollar Mountain* (Site #8)~~

~~Dollar Mountain is located on Elkhorn Road close to the core of the Sun Valley Resort. As one of the first skiing slopes developed in Sun Valley, it has a 650-foot vertical rise and was the site of some of the earliest chairlifts developed in the world.~~

~~At a summit elevation of 6,638 feet, Dollar Mountain was most popular for its dry, powdery snow and its rolling, treeless terrain. At the time the resort opened, skiing was a relatively new sport in America; European and local instructors taught celebrity guests how to ski. Today, with advanced skiers challenging the more difficult slopes of Bald Mountain, Dollar Mountain is known as the "beginners' hill." Winter visitors still find a great number of helpful ski instructors on Dollar Mountain; but instead of loose-footed celebrities dotting the slopes, kids of all ages are getting their first lessons in skiing or snowboarding.~~

~~Dollar Mountain has three lifts from its main base and one lift from the Elkhorn Village, providing easy access for Elkhorn residents. Carol's Dollar Mountain Lodge is located at the main base; built in 2004, the building is frequently noted for its excellent architectural quality. It is identified as a valuable community venue for concerts, weddings, and conferences. Any development surrounding Dollar Mountain should not interfere with its traditional use as a skiing hill nor should it inhibit future community uses for the area. Access for Elkhorn residents should be also maintained as development occurs in the Elkhorn Village area.~~

➢ ~~*Proctor Mountain* (Site #7)~~

~~Proctor Mountain, named for Charles N. Proctor and summiting at an altitude over 7,700 feet, serves as one of the most popular hiking attractions in the City of Sun Valley. Employed by Averell Harriman, Charles Proctor was instrumental in laying out many Sun Valley ski runs.~~

~~Proctor Mountain also plays a historically-significant role in the evolution of the modern ski resort as it was the original site of the world's first chairlift. Other mechanisms for escalating the mountain previously existed, such as rope tows and aerial trams; but Sun Valley was the first resort to host a "first-class route to the top" which was a single-seat chairlift that included a footrest. The chairlift was erected by Union Pacific in 1936 on Proctor Mountain; it was eventually moved to Bald Mountain and referred to as "Lift Number 5."~~

~~Proctor Mountain should be protected as permanent open space and as a cultural landscape amenity. Any development or redevelopment in the vicinity of Proctor Mountain should preserve view corridors and access to the widely-used hiking trails and permit trailhead parking and transit opportunities.~~

➢ ~~Ruud Mountain and the Rudd Mountain Chairlift (Sites #9 and #2)~~

~~Ruud Mountain and its chairlift overlook the tees and fairways of the Sun Valley Golf Course. Ruud Mountain was named after champion ski jumpers, Sigmund and Birger Ruud, who helped design an exhibition ski jump on the mountain.~~

~~The Ruud Mountain chairlift was the third of its kind in the world. The design for the chairlift was ingeniously borrowed from the techniques used to move stalks of bananas from boats onto trains in the Southern Hemisphere. Inventor James Curran simply removed each big hook that hung from the rotating overhead cables (used to hold the banana stalks) and replaced it with a chair. In 1980, the Ruud Mountain Chairlift was placed in the National Register of Historic Places as the nation's first ski lift because the original Proctor Lift was no longer in place.~~

~~Ruud Mountain and its chairlift serve as memorials to Sun Valley as the birthplace of skiing in the Western hemisphere. Development near the mountain and lift must recognize the National Historic Register designation and the contribution to Sun Valley's unique history. Development setbacks, limitations on the mass and scale of buildings near the site should be enforced and continued public access to Ruud Mountain hiking trails and to the Ruud Mountain Chairlift should be maintained.~~

~~Sites of Natural Resource Value~~

~~This category takes account of the need to safeguard recreational area access, agriculture, and wildlife habitat as well as the economic and social needs of our local community. Important to the sustainability of Sun Valley's thriving community, the sites in this category are of high natural resource value and, as such, are designated for special protection. As noted above, the~~

~~undeveloped hills have significant scenic value but also are of great environmental importance. Deer and elk herds, mountain lions and other wildlife need undisturbed habitat as home range for watering, feeding and breeding throughout the year. The City of Sun Valley should seek protection against vegetation loss and destabilization in order to maintain adequate habitat for these wildlife populations. The City should seek opportunities, through partnerships with local and national non-governmental organizations, to become a leader in planning for sustainability and meeting environmental needs of the present and future generations.~~

~~Sites of natural resource value that deserve special mention and protection are:~~

- ~~*Trail Creek* (Site #19)~~

  ~~Trail Creek begins at the top of Trail Creek Pass and flows into the City of Sun Valley from the northeast, passes through the City of Ketchum and empties into the Big Wood River. In the early settlement days, the Creek provided sufficient water to irrigate all of the areas ranches, including the old Brass Ranch where Sun Valley Resort is located. Trail Creek provides the majority of the City's surface water and more than 60% of the water supplied to Sun Valley Resort. It also plays a major role in the survival of Sun Valley's wildlife providing abundant fresh water and sheltering trees along its banks.~~

  ~~The habitat and water provided by Trail Creek should be protected from contamination, using riparian setbacks and establishing limits for chemical and fertilizer use in landscaping and agriculture.~~

- ~~*Sun Valley Lake* (Site #6)~~

  ~~This small lake was created in 1937 when Union Pacific Railroad engineers built a darn to hold back the flowing waters of Trail Creek. The dam represents the only significant altering of the waterway since Ernest Bass dug irrigation canals on the Brass Ranch. Today, it is one of the few reservoirs located in Blaine County. An important visual feature and resort amenity, people use the grounds around Sun Valley Lake as a picnic site, peddle-boating and fishing on the lake. The first homes built in the City were located around Sun Valley Lake and many old timers fondly remember the lake as their first "fishin' hole."~~

  ~~All new development near Sun Valley Lake must comply with the riparian, wetland and floodplain regulations, including codes that create a buffer between the built and natural environments and seek to limit the contamination of Trail Creek with harmful pesticides and fertilizers. Development should maintain public use of the lake through access easements.~~

- ~~*Elkhorn Creek and Beaver Ponds* (Sites #18 & 20)~~

  ~~Elkhorn Creek is located in the southeastern portion of Sun Valley, northeast of the Lane Ranch subdivision and flows from Parker Gulch to the southwest, connecting with the Big Wood River. The Elkhorn Creek's historic stream channel had been dry for many years because of the irrigation practices that occurred at the old Lane Ranch which diverted all of the water. In 2000, the Wood River Land Trust restored the Creek and~~

~~associated beaver habitats, including returning the creek's stream channel to its original location, re-vegetating the creek banks and installing a fish ladder. The beaver and fish populations are proliferating since this work was done.~~

~~The City should maintain this area as wildlife habitat, including its designation as open space, require riparian setbacks and educate the public to help eliminate the use of chemicals and fertilizers near the Creek.~~

- ~~*Independence Creek Preserve* (Site #15)~~
  ~~Independence Creek Reserve is located in the southeastern quadrant of the City, on Independence Creek Road. In 2000, the Cutter and Lyon families donated the fifteen-acre property to the Wood River Land Trust in order to protect the Reserve as open space in perpetuity. Besides being an aesthetic asset to Sun Valley, the property is a natural drainage way and an important wildlife habitat. Hikers share the area with wildlife, crossing the reserve to access the undeveloped ridges around Sun Valley.~~

- ~~*North Lane Ranch Parcel* (Site #16)~~
  ~~The North Lane Ranch Parcel is located in view of the Elkhorn Road Entrance. These undeveloped sage-covered hillsides and ridge tops provide the first impression as travelers enter the City from the south and should continue to be protected for their scenic value. The North Lane Ranch Parcel is also significant because of its immense value to wildlife as wintering habitat and a corridor to access water in Elkhorn Creek and the Big Wood River.~~

- ~~*Bluff Parcel* (Site #14)~~
  ~~The Bluff Parcel is located on the east side of Elkhorn Road at Horseshoe Bend. Its previous owner, the Johns Manville Company, was one of the original developers of the Elkhorn portion of Sun Valley. In 2000, the City received a request to develop the 2.87 acre parcel into private residences. Once the property was recognized for its open space and view corridor values, the community purchased the property using monies from the City's general fund, homeowner's association dues and private donations. The Bluff Parcel, with a restrictive open space deed, was donated to the Wood River Land Trust and is managed by the Sun Valley Elkhorn Masters Association. This successful, community-wide preservation effort creates a precedent for future open space acquisition in the commitment to conserving the open, rural landscape of the City.~~

~~References:~~

~~Holland, Gwendolyn Spence. Sun Valley: An Extraordinary History. Ketchum, Idaho: The Idaho Press, 1998.~~

~~Elevations determined from The United States Geological Services Topographical Maps.~~

~~Photos courtesy of The Community Library Regional History Department, Ketchum, Idaho.~~

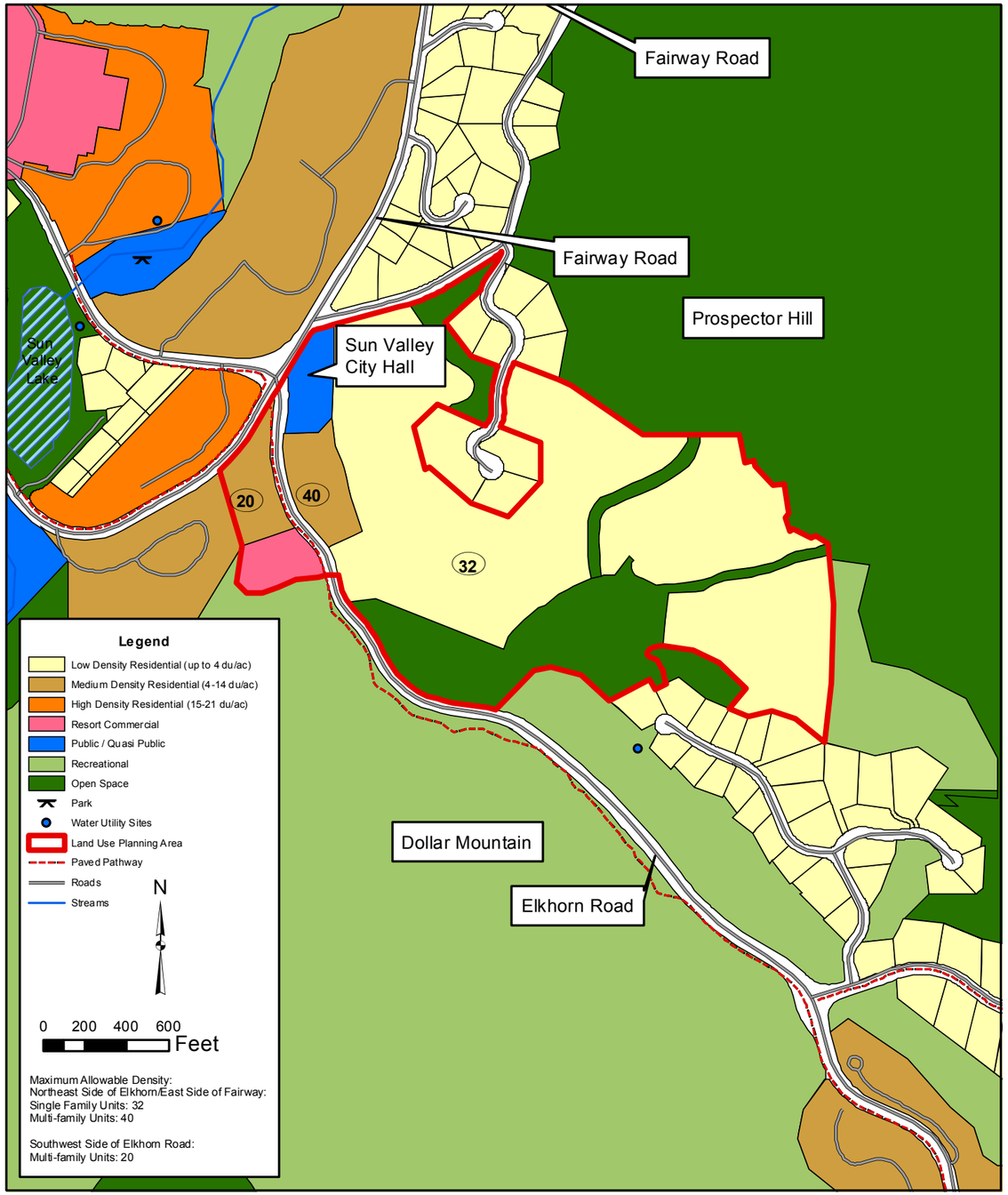
ADDENDUM B: FIGURE 11. Areas of Environmental Concern Natural Resource Map, 2006 (No changes)

ADDENDUM B: FIGURE 12. Slope Natural Resource Map, 2006 (No changes)

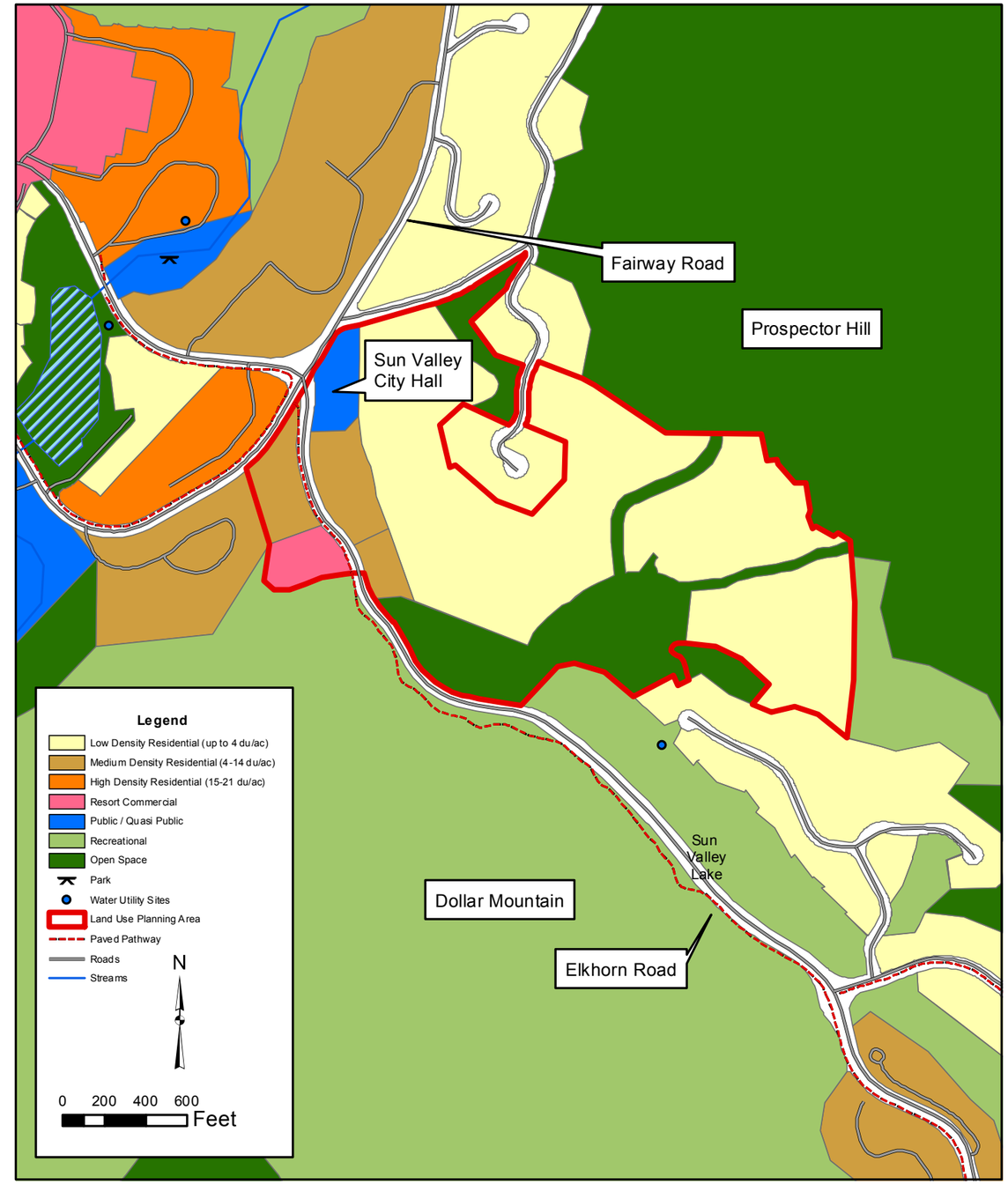
ADDENDUM B: FIGURE 13. Vegetation Type Natural Resource Map, 2006 (No changes)

Dollar LUPA

2005 Comp Plan



Proposed Comp Plan



Sun Valley

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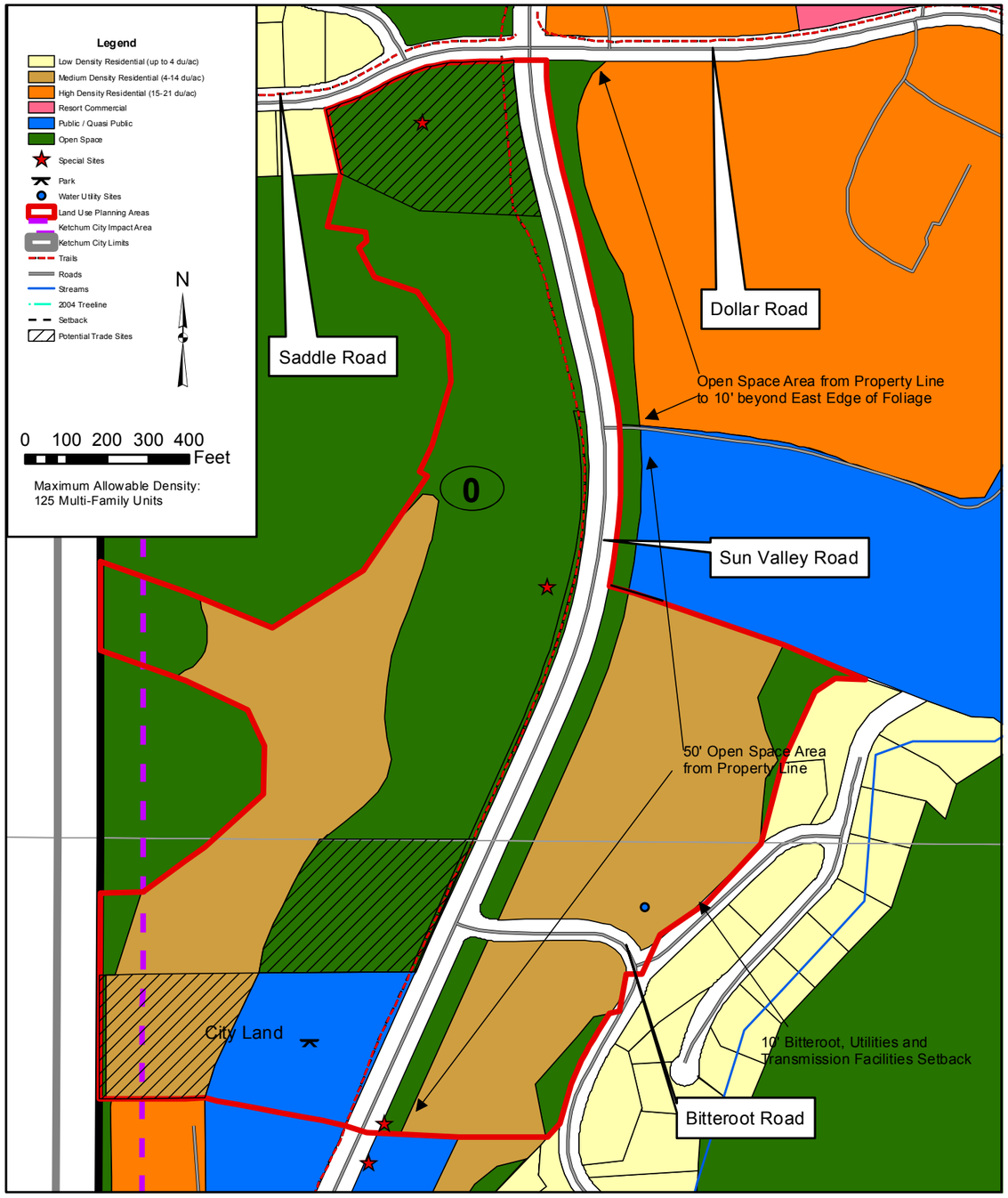
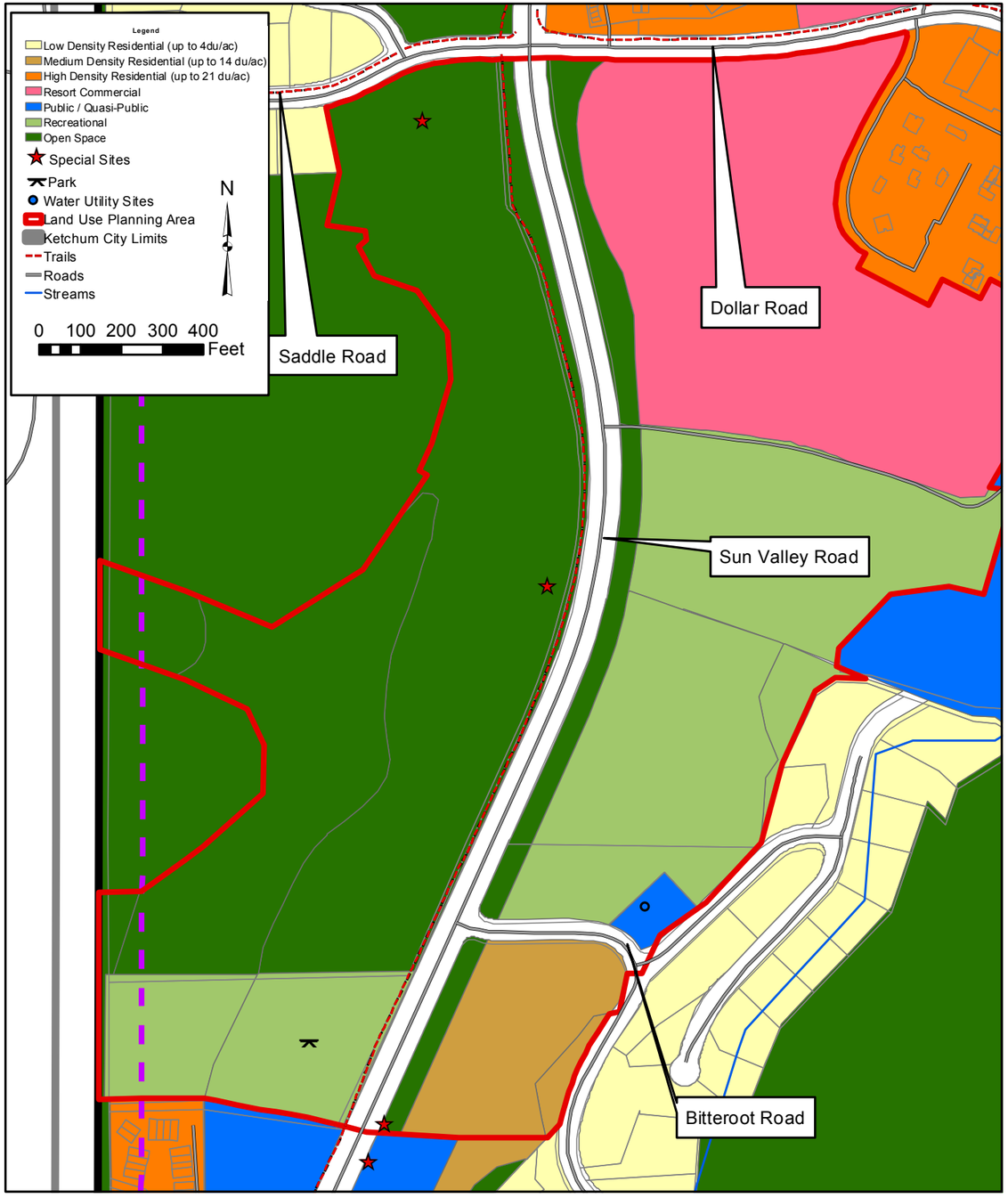
SV Gateway LUPA

2005 Comp Plan



Proposed Comp Plan



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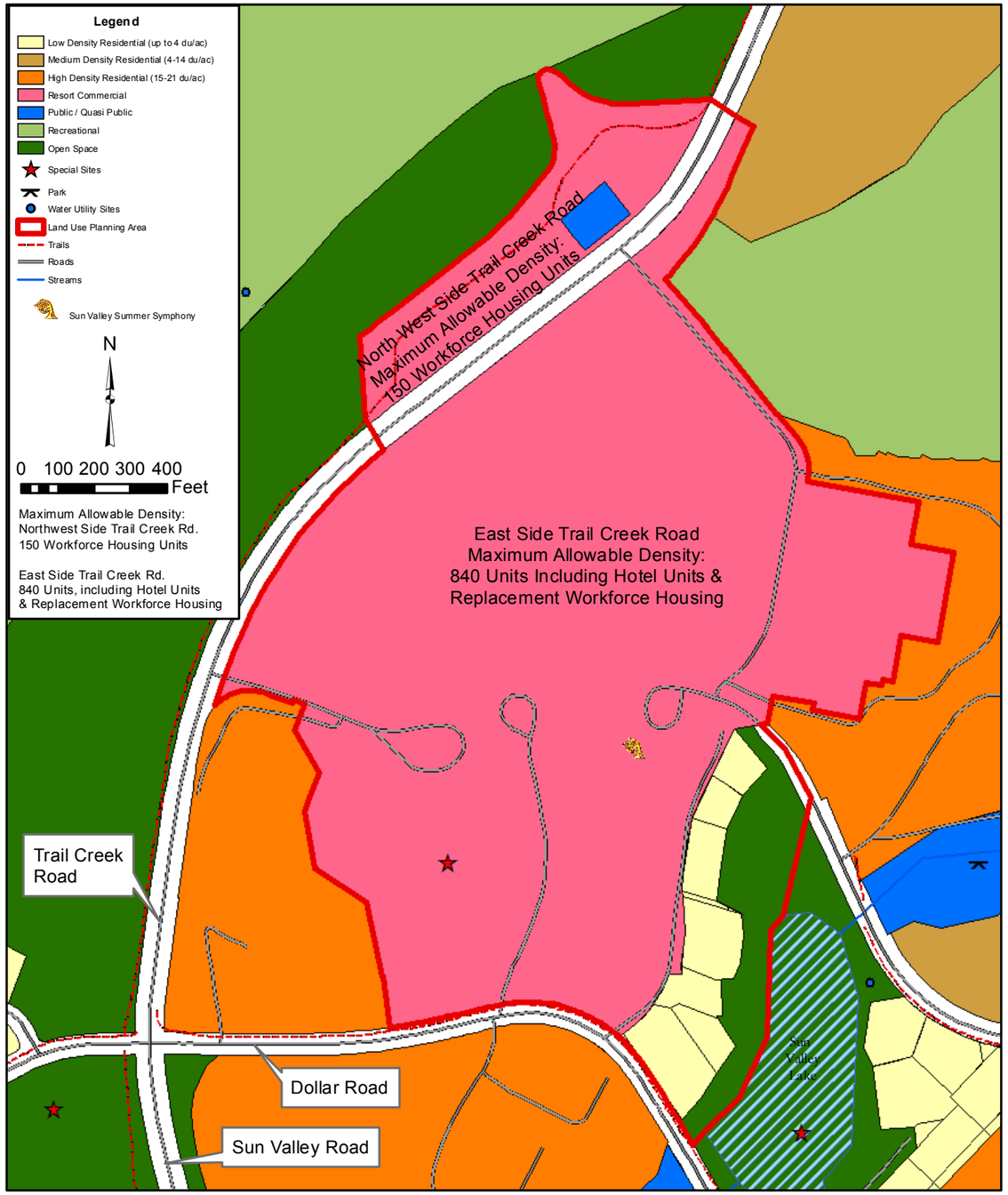
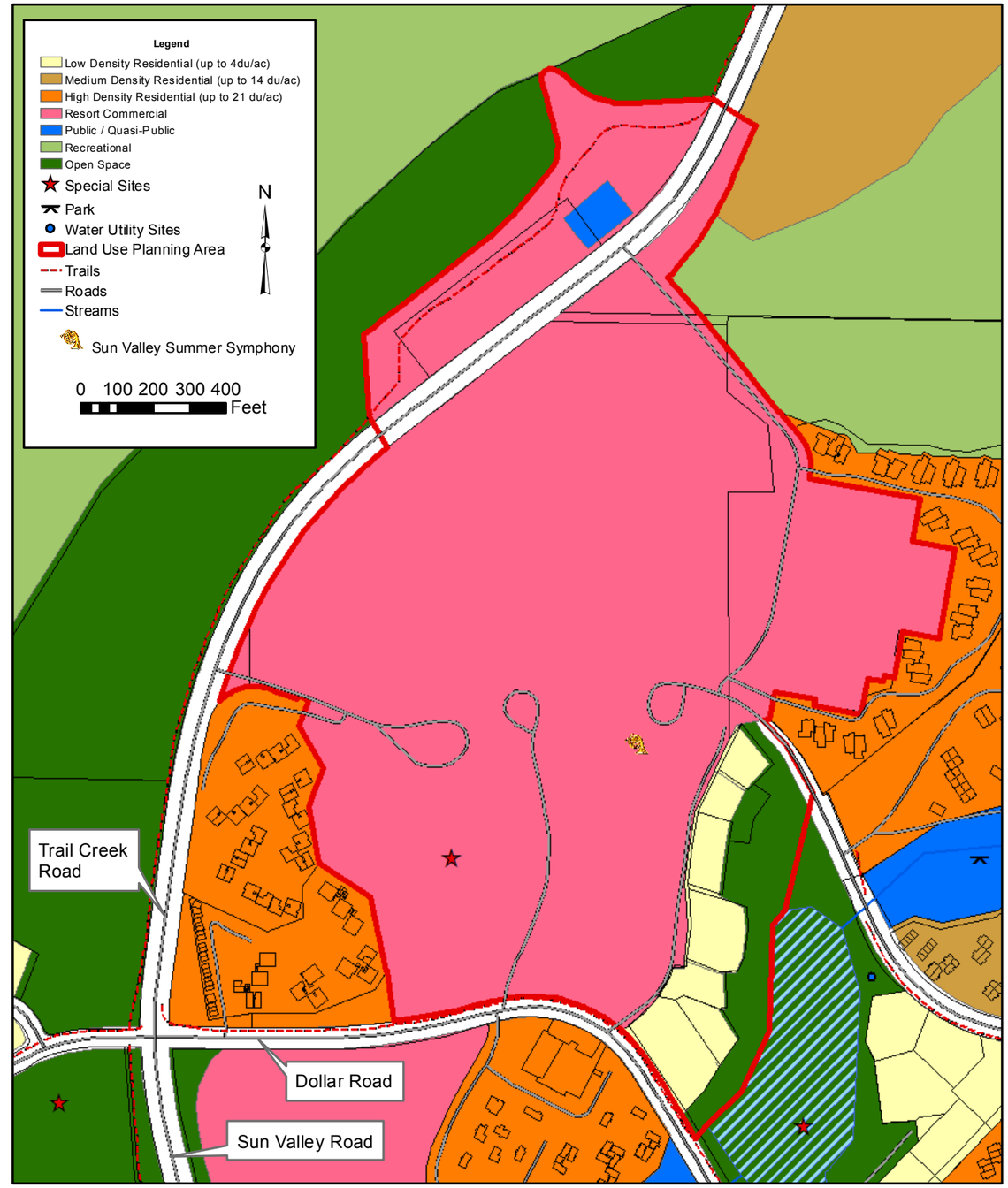
SV Village/Resort LUPA

2005 Comp Plan



Proposed Comp Plan



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