

## CHAPTER II- Draft for July 16, 2013

### 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).

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#### 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 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 scenic vistas, view corridors, and landmarks and develop guidelines to ensure view protection when considering new development. The identified areas for mapping and protection include, but are not limited to:
  - Prominent views of Dollar and Baldy 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
  - The North Lane Ranch Parcel
  - Beaver Ponds
  - Elkhorn Creek (and associated creeks and ponds)
  - Bluff Parcel
  - The Wood River Land Trust’s Independence Creek Preserve
  - Sun Valley Lake
  - 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 Establish a building setback of 100 feet from the center line of Trail Creek Road beginning north of the existing golf clubhouse to City limits.

**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.
- 1.3.2 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.
- 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.
- 1.3.5 In wetland areas where development is proposed, require precise boundaries and necessary protection studies, to meet all applicable federal regulations.

**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, the open space land from the road centerline to at least the 2004 tree line; b) on the east side of Sun Valley Road 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; d) Penny Hill; e) lands along Trail Creek; f) Sun Valley Resort land at the Ruud Mountain chairlift and the end of Fairway Road; g) ridgelines,

steep hillsides, and common open space lands in Elkhorn; and gh) 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.~~
- 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 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.
- 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.
- 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 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 evaluate changes to the City's landscaping ordinances in high probability wildfire hazard areas.
- 1.5.8 Establish an aggressive City-wide plan, in cooperation with the **Blaine County Cooperative Weed 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.~~
- 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 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.~~
- 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.
- 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: 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.~~
- ~~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.~~
- 3.4.3 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, 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.
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**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 PROPERTIES 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 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 building 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.

- ~~4.1.2 Evaluate and revise, as appropriate, minimum and maximum densities in each zoning district.~~
- 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 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. (Staff research needed to verify completion)

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

**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.~~
- 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 three ~~six~~ special areas; classify each area as a Land Use Planning Area (LUPA).**

The City of Sun Valley, through the *2005/14 Update* process, has identified three ~~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.~~
- ~~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.~~
- 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.~~
- ~~4.5.5 Identify and evaluate in holdings in Independence Creek gulch for potential development impacts on the City.~~

**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.~~
- ~~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.~~
- ~~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.~~
- 4.6.5 Continue to 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.~~
- 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.~~

- 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 *de facto* representative to the Sun Valley Water and Sewer District Board.~~
- 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 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 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.
- 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.

**GOAL 7. SUPPORT THE ECONOMIC VITALITY OF LOCAL ENTERPRISES.**

**OBJECTIVE 7.1: (Develop objectives and action items for the Steering Committee that implement new Goal 7)**

*Action Items:*

- 7.1.1 Investigate and promote diversity in commercial enterprises.
- 7.1.2 Promote, support, and provide enhanced telecommunication infrastructure.
- 7.1.3

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## 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 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.~~
- 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 global warming, work with local governments to evaluate regulatory actions that reduce pollutants ~~and that~~ contribute to 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) initiate supplemental

studies, as necessary, on water quality surveys, sewer upgrades, and water conservation.

**OBJECTIVE 8.3: Initiate, 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 Take a leadership role in forming a regional partnership with Blaine County, its municipalities, the BCHA, the Sun Valley Resort, and other stakeholders in prioritizing the development, retention, and management of workforce housing.
- 8.3.3 Evaluate the feasibility of a “community housing land trust” and funding mechanisms.
- 8.3.4 Participate in the planning for financial support of assisted living residential development either within the City or regionally.

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

**Action Items:**

- 8.4.1 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.
- 8.4.2 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.
- 8.4.3 Continue to 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, 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, air monitoring and emission testing, non-motorized travel, and impacts related to non-home mail delivery and collection.
- ~~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.~~

**OBJECTIVE 8.5: Initiate, 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 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.
- 8.5.3 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.
- ~~8.5.4 Evaluate the benefits and costs of establishing a long-range regional planning agency.~~
- 8.5.5 Evaluate the comparative benefits and costs of a regional (vs. city) fire department.
- ~~8.5.6 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.~~~~