III. 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 parcels which will require additional master planning prior to development. These six parcels are marked as Land Use Planning Areas (LUPA) on the Future Land Use Map; five of these areas are located within the City of Sun Valley and one area is located in Blaine County.

(Update text above to reflect any changes to the LUPAs recommended by the Steering Committee.)

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 ~~2005~~ 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.

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.)

(Update text below to accurately reflect 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 protection or preservation. *Special Sites* exist in all land use classification areas.

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

(Amend Figure 1 to reflect any land use designation changes recommended by the Steering Committee.)

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 protection or preservation (See Figure 2, Special Sites). Special Sites are described in Addendum A: Special Sites Descriptions.

FIGURE 2. Special Sites

(Amend Figure 2 to reflect any additions/deletions of Special Sites or other changes recommended by the Steering Committee. Should the Lane Ranch North property remain as a Special Site now that it has been master planned and approved for development?)

D. LAND USE PLANNING AREAS

Certain areas in the City 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.

(Update text below to reflect any changes to the LUPAs recommended by the Steering Committee, plus leave some text to provide background information of LUPA history, e.g. River Run.)

Five Land Use Planning Areas (LUPA) were identified within the City of Sun Valley. An additional LUPA, River Run, is located outside of Sun Valley's incorporated limits. It is located in Blaine County and is included in the City of Ketchum's Area of City Impact. River Run is mapped as a Land Use Planning Area because it is a key component of the Sun Valley Resort's long-term development plan and its economic success. As this LUPA has important operational links to Resort operations within Sun Valley, such as workforce housing, parking and transportation, it is a similarly key component of the success of the City of Sun Valley.

The *2014* ~~2005~~ *Update* requires that, before any 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 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.

(Highlighted yellow amendments adopted by the City in Resolution 2007-07.)

Maximum allowable unit densities of each Land Use Planning Area are also identified, if available. 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. (Retain this guideline?)
- 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 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

Northwest Side of Trail Creek Road:
150 Workforce Housing Units

(Update text to reflect changes/projects in the LUPA since 2005, e.g. Pavilion, and verify/update employee data workforce housing unit data.)

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. (Sun Valley Resort laundry facility was construction on this site in 2012. Necessitates discussion and revision to land uses/replacement units on this area?)

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 fire substation near the Sinclair station. 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

(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

(This Land Use Planning Area was master planned and developed by the Sun Valley Company since 2005. Should the area remain as a LUPA? Any significant redevelopment requires revision 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

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.

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 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 us, deed-restricted workforce housing.

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

(Amend Figure 5 to reflect any land use designation or density changes recommended by the Steering Committee. 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

(Should the area remain as a LUPA? If not to remain as a LUPA, should the Horseman's Center property be added to the Gateway LUPA? The Community School and Wally Huffman have commented that this LUPA that combines the School and Resort property should be dissolved.)

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:

Single Family Units: 32
Multi-family Units: 40

Southwest Side of Elkhorn Road:

Multi-family Units: 20

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

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

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

(Should the area remain as a LUPA? Since 2005, the River Run area has been master planned 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

(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 Memorandum of Understanding Area)