CITY OF SUN VALLEY

(DRAFT) 2014 COMPREHENSIVE PLAN UPDATE

***This draft 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 a consensus of the citizen's Steering Committee appointed for the update effort. The Steering Committee's recommendation on the draft document, when completed, will be forwarded for public hearings and consideration with the Planning and Zoning Commission and then the City Council.**

VISION STATEMENT

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

Comment Version from Wally Huffman March 19, 2013

VISION STATEMENT

Scenic beauty, a sense of community, a prominent and world renowned year round resort 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. Development in the City respects its history as the first and finest winter ski resort in the United States. 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 and environmental sustainability and successful regional partnerships.

Comment Version from Susan Tucker April 29, 2013

VISION STATEMENT

Scenic beauty, a sense of community and a world renowned year round resort 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. Development in the City respects its history and place in the natural world. 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, environmental and educational sustainability through successful local and regional partnerships.

Other Key Comment Issues:

- Community School and a "future residential sports academy"
- Define "diversity" later in document
- Information on resident employees of Sun Valley Company

EXECUTIVE SUMMARY

(The final revisions to this Summary section are to be written after the review and draft amendment of the entire Plan to reflect accuracy of summary information)

The *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 Sun Valley *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 that 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 first public forum in ~~April 2004~~ January 2013. To that end, the planning process offered a variety of ways for the public to share their ideas for the community's future, including citizen surveys, workshops, Town Hall and Steering Committee meetings and public hearings.

The Steering Committee identified three organizing principles and ~~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, Wildlife Habitat and Open Spaces

Goal 2. Promote the Sustainability and growth of the Resort Economy

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

MANAGE GROWTH & DEVELOPMENT

Goal 4. Promote Development that is ~~Context-~~Sensitive and Complementary to Adjacent Propert~~y~~ies and Maintains 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. Provide for an Integrated Transportation System that Promotes a Recreationally-Active Community, that Encourages Non-Motorized Transportation and Reduces Congestion and Air Pollution

Goal #. Support the Economic Vitality of Local Enterprises

FOSTER REGIONAL COOPERATION

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

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

Goal #. 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 sections: The **Overview and Framework** section provides planning considerations for updating the ~~1994~~ 2005 Comprehensive Plan and the **Situational Analysis** section summarizes existing conditions and establishes a perspective from which the tools needed to accomplish the City's goals can be viewed. The **Goals, Objectives and Action Items** section sets forth organizing principles and specific, measurable and achievable tasks toward accomplishing the City goals. This section 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 advance strategies for cooperating with regional partners. The **Implementation** section explains how the Action Items are prioritized and how the plan will be monitored and reviewed to achieve the goals and objectives.

The **Future Land Use** section provides updated maps, definitions for land use classifications and expands on direction and guidance for development of ~~six?~~ (review all existing and potential LUPAs and amend as necessary) prominent areas called Land Use Planning Areas identified as deserving special and specific attention. 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*); *public/quasi public* and *Special Sites*. An *open space* classification identifies those areas that are precluded from development other than that which is specifically needed or related to open space use while a *recreational* classification identifies areas appropriate for recreational purposes where development may be limited. The ~~six?~~ Land Use Planning Areas require detailed planning effort and include: Sun Valley Resort/Village Core; Gun Club; Sun Valley Gateway; Horseman's Center and the Community School; Dollar Mountain; Prospector Hill & Sun Valley Municipal Complex; and River Run. 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 of the City boundary which, if developed or redeveloped, will have a significant impact on Sun Valley's entryway, public services and economy. The **Appendix** section contains tables, notes, figures and maps that amplify the information in the document. Common terms and acronyms used in this plan are also included here.

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*** (revise this fundamental principle as needed to reflect circumstances from 2005-2013 and to reflect the assumptions and predictions for the next ten to fifteen year period). 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.

INTRODUCTION

PURPOSE OF THE PLAN

The *20~~05~~14 Comprehensive Plan Update* ("20~~05~~14 *Update*") is the primary document to guide and balance future development within the City. The *20~~05~~14 Update* establishes a general framework 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 and objectives, necessary actions and strategies are identified that will fully implement the *20~~05~~14 Comprehensive Plan Update*.

WHY UPDATE THE PLAN?

(update following sections of text to include period since 2005 with background about the City's decision to update the Plan)

The City of Sun Valley's current *Comprehensive Plan* was first adopted in 1978 and updated in 1994 and 2005. The *1994 Update* identified five principal goals:

- 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 adopted *1994 Update*. During the decade following adoption, significant actions were implemented, 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, in the ten years 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 and golf course development and a redeveloped village core. Implementation of the Resort's development plan is important 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 approved for demolition and a design for a new Elkhorn village was approved. Breaking ground in late 2004, construction of golf course improvements, new residential accommodations, on-site workforce housing and appropriate commercial and recreational amenities were commenced. The approved development ~~will~~ expanded the tax base and provided important commercial and recreational amenities for the residents and visitors to Sun Valley.

(add text for other significant development projects completed since 2005)

The Sun Valley Resort's limited expansion 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, dramatically transitioning it from a destination resort community, complete with a diverse resident and moderate income second home community, to a community composed of more part-time residents and significantly fewer moderate-income residents with a first class resort in its midst. This concept is gaining ground nationwide as the accumulation of wealth has accelerated 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.

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

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 community, the City should make efforts to ensure the residential vibrancy of the community and continue to provide high-quality municipal services that satisfy the discerning needs of its full- and part-time residents while meeting 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

(develop and include a summary strategy for 2014 Update)

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 its economic base in planning the community. 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 2014 Update ~~Plan~~ endeavors 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 envisions as its potential build-out.

PLAN PREPARATION

(update following text upon completion of the 2014 Update to reflect the process and timeline of the 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 Plan components. The information developed by the Steering Committee and the public was utilized in the development of a Draft Plan 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.~~

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

(revise narrative to bring current)

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 dormant for the past three decades with the exception of the recently constructed *Carol's Dollar Mountain Lodge* (list other significant projects completed to date, i.e. Pavilion, Sun Valley Club, Laundry). 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, most recently purchased by C.G. Elkhorn LLC and renamed Elkhorn Springs. Continued residential development in the Elkhorn Valley and along Fairway Road, coupled with rapid expansion of residential, industrial and commercial development in Ketchum, mid-Valley, Hailey, Bellevue and other areas of Blaine County have occurred.

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 recreation 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, 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 (White Clouds Subdivision?).

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 a pre-kindergarten through twelfth grade independent day and boarding school in its midst, characterized by pedestrian- and bicycle-oriented activities, public access to its recreational amenities, a reduced reliance on the private vehicle and strict commitments to the protection of open space and the natural resources, including the quality of air and water.

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 support and partnership relations, as appropriate, with the private sector and Blaine County jurisdictions to ensure the long-term sustainability of the wider community, its environment and its economy.

(amend to reflect goals of 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 may change significantly over the 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 population increase was higher than Blaine County's 40 percent gain, Idaho's 30 percent increase, and the national increase of about 1 percent annually over the same ten-year period~~.

(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; in comparison with other western resorts, Sun Valley's median age is almost 14 years older than the average resident age of 34 years. 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.~~

~~Sun Valley's median household income reached $71,000 in 2000, a gain of more than 70 percent over its 1990 level. Per capita income was greater than $50,000 in 2000 and was more than double that of 1990. Nearly 20 percent of all Sun Valley households had incomes in the $50,000 to $75,000 range in 2000 (Appendix, Table A-2). About 35 percent of the City's households had incomes less than $50,000 while 16 percent had incomes greater than $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. 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, (Appendix, Table A-3). 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 or professions (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 were employed in the service sector, which included occupational activities ranging from health support and public safety, to food preparation, and building and grounds maintenance (the latter group is primarily composed of Sun Valley Resort employees).~~

POPULATION AND DEMOGRAPHIC FORECAST

(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)

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 population growth rates that continue to outpace 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.

(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

(formulate new forecast rates and update Table II and text below)

Population projections for Sun Valley track closely the trends shown in these other resort counties. 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, 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 compound annual growth rate is expected to average 2.1 percent for the next 20 years. (provide new projection information)

It is expected that the permanent population of Sun Valley will continue to have a high percentage of residents over the age of 60. Baby boomers, age 40-58 in 2004, are a large segment of the U.S. population and, 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 its future population mix.

TABLE III. FORECAST YEAR-ROUND RESIDENT POPULATION

(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 as evidenced in 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 over the 20-year planning horizon 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 and 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 this ethnicity by the greater community, and address these issues appropriately.

While the population of Sun Valley is increasing (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. Preparing a carrying capacity analysis and evaluating a growth scenario based on the analysis can aid in the City's development of sustainability efforts focused on social equity, economic security and ecological integrity.

ECONOMIC INDICATORS

(update the following information and text to reflect economic changes since 2005, including information provided by Sustain Blaine 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, measured by annual skier days, has been stagnant or declining for the past ten years (Appendix, Table A-5) as all winter resorts compete to attract a relatively small and static pool of destination skiers. The 1985 winter season recorded the highest number of skier days for the Sun Valley Resort, a record that, to date, has not been surpassed.~~

~~In further support of this conclusion, Friedman Memorial Airport traffic data indicates that, over the last five years (2000-2004), commercial enplanements increased only modestly (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, on an annual average basis, during the 1998-2004 period. On the other hand, summer tourism has consistently grown over the past decade. The quarterly collection pattern of local option taxes also has not changed since 1990, with the summer season still outpacing winter 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 influx of resident populations 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 residential units have steadily increased since 1992 and housing prices have soared. In 1992, eleven single family building permits were issued. Since that year, an average of 26 single family residential permits has been issued annually 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 have been issued since 1993. Additionally, 106 new condominium permits have been issued over the same timeframe.~~

~~Blaine County shares the experience of pronounced construction growth with Sun Valley. 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 has escalated 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 was $1,500,000; in Elkhorn, 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 for 2004 in the City of Sun Valley was $1,114,000, excluding land costs. This high demand for and cost of homes in Sun Valley has shifted the community demographics toward the higher income buyer. 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

(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 destination mountain resort communities have strategically 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 open spaces and 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 with 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 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 paramount to the success of a resort. Affordable housing alternatives and community facilities are integral to the stability of a long-term community and provide both the local support businesses need year-round and an authentic and valued relationship with travelers. Durango Mountain Resort, Teton Village and Big Mountain are all transforming their village cores into communities that can sustain a variety of residential and commercial/retail offerings to 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, and automobiles are secondary to pedestrian- and bicycle-oriented activities and spaces. 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 heretofore 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, land use issues including environmental quality and protection, the need and demand for affordable work force housing, a shift to regional transportation and questions of managing community growth and increased diversity in the population, demand a wide public agenda. The shift from serving as a family vacation destination to a year-round community of active citizens with a resort within 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 sustaining the well-being of Sun Valley.

HILLSIDES

Among ~~One of~~ the most notable characteristics of Sun Valley are ~~is~~ its high, undeveloped sage and rock-covered hills, wildlife corridors, its ridge tops and 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. Slopes greater than 25 percent have been identified and mapped as a very important visual and environmental characteristic 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 the hillside development requirements are necessary to fully protect their aesthetic attributes and prevent loss of vegetation and destabilization.

VISUAL FEATURES AND OPEN SPACE

(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 that can be 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. Those views, mapped in 1994, 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. In addition, consideration of street landscaping, mass and scale and appropriate setbacks will be important in maintaining 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 carbon dioxide emission-reduction techniques, including mass transportation and

energy conservation initiatives. ~~Neither the City of Sun Valley nor Blaine County monitors the effects of climate change; however, identifying and implementing controls may be warranted.~~

While the City of Sun Valley and Blaine County do not currently monitor air quality, the Idaho Department of Environmental Quality evaluated particulate matter within the Sun Valley/Ketchum area from 1995 to 1998. Results from that testing 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. 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, fresh air.

WATER RESOURCES

(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.

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 this stream 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 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. The City of Sun Valley should develop management plans and protection measures for all of its watersheds and waterways. Establishing footprints for construction and construction equipment along the corridor could prevent damage to riparian areas and requiring no-mow buffer zones to reduce fertilizers, pesticides and herbicides from entering the water system are examples of water protection measures. 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 Comprehensive Plan Update* depict those 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 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 its mapping to meet current federal regulations and commit to wetland protection.

VEGETATION

(update to reflect period from 2005 to present)

City Maps adopted with the *1994 Comprehensive Plan 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 and 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.

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

(update to reflect period from 2005 to present)

City maps, adopted with the *1994 Comprehensive Plan 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 in the City 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, fish, and beaver habitat are also found within the City's Area of Impact. Population increase and development in the Area of 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 wildlife, Sun Valley must update its wildlife habitat maps and establish productive relationships with land management agencies to more adequately protect endangered habitats and the wildlife corridor system in conjunction with its efforts to preserve open space.

AVALANCHE ZONES

The City of Sun Valley, in the late 1970's, established an Avalanche Overlay District Zone where special design guidelines must be met (see City Maps adopted with the *1994 Comprehensive Plan Update).* While updates of these maps have not been performed since then, 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

(correct and update to reflect City actions since 2005)

With over 80 percent of the City boundaries adjacent to open space and large areas of open space existing within the City, the threat of wildfires is a constant concern. To mitigate the threat, the City has removed sagebrush from potential wildfire areas, creating a 150-foot buffer zone adjacent to certain subdivisions and has adopted an ordinance that requires roofing materials to meet either fire-resistant or non-combustible standards (non-wood products now mandated by ordinance). Additional measures to protect against a catastrophic wildfire incident should include the 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 and is distinguished by the Trail Creek and Elkhorn drainages. The land use pattern can be generally described as cluster developments along the valley floor, separated by undeveloped hills and ridges retained as scenic, natural landscape. Trails 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 (add reference to 1973 Master Plan?) 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 a mutually acceptable Area of City Impact 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 other jurisdictions, including, to the north and east, lands managed by the USFS and the BLM, and to the south and west, private and public lands held under the jurisdiction of the City of Ketchum and Blaine County, and federal and state agencies. (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 this commercial area and around the Elkhorn 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, proscribes 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 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. (Commercial design guidelines update in 2007?)

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, ecological and scenic value 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 (Appendix, Note #4).

HOUSING

HOUSING CHARACTERISTICS AND FORECAST

(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% of totals in 2000. Both full time occupied rental units and units for sale each held small (6%) portions of the housing stock.

The forecast for unrestricted, market rate housing in Sun Valley by 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 full-time and part-time (seasonal) 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; an increase of 71 percent over year 2000. The total number of seasonal or recreational units is forecast to reach 2,467, a 57 percent change in year 2025.

~~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 housing growth during the ten-year period of 1990 to 2000 was 14% (1.4% annually), the largest growth component was those housing units occupied by full time residents at 77% (7.7% annually). Compared to the 1990-2000 period, Year 2025 forecast for part-time units will be a 2.2 percent annual growth rate (vs. 1.1 percent annual 1990-2000); the year-round occupied units will grow at a 2.8 percent annual rate, compared to a 5.8 percent annual growth rate for 1990-2000.

Sun Valley's part-time, 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

<u>(update to reflect amended policy and economic downturn but recognizing future need for community housing when economy rebounds)</u>

<u>(amend to reflect focus on best transportation rather than workforce housing just in the City?)</u>

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 of, and resulting rise in 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. Through the work of the Blaine-Ketchum Housing Authority, Sun Valley has accepted that affordable workforce housing in the City of Sun Valley is defined as housing (both rental and owned) for households earning above 60 percent but not more than 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% of their total household income), even with 55% 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, the middle class, traditionally made up of households such as mid-level managers, small business owners, school teachers, law enforcement officers and medical workers, have become increasingly priced out of the housing market in Sun Valley. The loss of affordable housing stock in Sun Valley and the north valley has made it difficult for employers 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); this is a significant contribution to workforce housing as it relates to the ability of the Resort to attract service personnel. Today, a larger percentage of the entire workforce now live outside the boundaries of Sun Valley in order to afford housing, resulting in traffic congestion on Highway 75 and long distance busing 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.

~~As a part of a multi-faceted approach, the City of Sun Valley enacted two workforce housing ordinances in April, 2005; 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.~~ (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

(amended to reflect March 5, 2013 SVW&SD comments from Pat McMahon and conditions since 2005)

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 District's water supply came from a system of water 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 City of Sun Valley accounts for 99.9% of the District's water supply for domestic water usage; the remaining fraction of the District'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 District 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 will be capable of processing reuse 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.~~

~~SVWSD forecasts 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 new landscaping. In 2005, SVWSD was updating water studies to help guide District 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 the 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. The SVWSD ~~has informally~~ asked the City to consider water conservation methods in its future planning work to better manage water resources (update to reflect Water Conservation Ordinance adopted by the City).

WASTEWATER TREATMENT

(amended to reflect March 5, 2013 SVW&SD comments from Pat McMahon and conditions since 2005)

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 is 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 (mgd). 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 peaking 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 2025, and are expected to approach the build-out requirements of the two cities. (Appendix, Note #5).~~

SOLID WASTE MANAGEMENT AND RECYCLING

(verify and update with current information from providers)

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 #6). 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. (update text to reflect City's effort and results from 2006)

PUBLIC SAFETY

(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, and fire code inspections and enforcement and consists of a Chief, Assistant Chief, and 20 paid, on-call volunteers. 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 the BLM. The City currently has two fire stations, one located at Elkhorn and Dollar Road intersection and another at Arrowleaf and Morningstar Road intersection (Appendix, Note #7). 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.

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.

Law enforcement is provided by the Sun Valley Police Department with offices located in the City Hall building. The department includes the Police Chief, eight sworn officers, and a deputy clerk. Mutual aid agreements with Ketchum and Blaine County provide needed backup, jail services, dispatch and communications and personnel management support (Appendix, Note #8).

Over the past decade, the rapidly increasing cost of residential housing has resulted in the displacement of police officers and volunteer firefighters to locations 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.

CITY FACILITIES

(amend to reflect current facilities and efforts/conditions since 2005)

The City of Sun Valley maintains its City Hall at 81 Elkhorn Road. Police and fire services share the facility with administration, street and planning services. The City 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. The current site offers limited capacity for facilities expansion, should additional services be required. 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 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 pocket parks offer significant benefits to the City and should be identified on the Future Land Use Map. (Update with new plan for the 5-acre parcel's use?)

The primary recreational amenity is the paved pedestrian and non-motorized bike path which runs throughout the City on a combination of City-owned right of way and private property. (add information about miles of path?) 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 continues to provide a limited number of public access passes through a contract with the City. (update text to reflect purchase of Elkhorn Springs golf course by Sun Valley Company) The City should continue to work closely with the Resort and other owners of recreational amenities to ensure that all current and future recreational offerings remain open to the public.

The ??????????? received designation as a United States Olympic Committee (USOC) training site in 2013 for Nordic skiing. The City should work closely with the USOC and surrounding community and encourage expansion of x country skiing trails, biathlon facilities and in general other athletic, athlete support and/or sports medicine facilities in conjunction with the USOC efforts.

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 Add new name?), 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 those 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 (update text to reference construction of the SV Pavilion); the Sun Valley Writer's Conference, the annual Wellness Festival in the spring and the Swing 'N' Dixie Jamboree in the fall 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 all. 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.

SCHOOLS AND LIFELONG LEARNING

(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 Bellevue, Hailey, Ketchum, Carey, and Sun Valley. Public schools serving the City of Sun Valley, although located outside the city, 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 a main campus located in Twin Falls, operates a 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, appreciates the benefits it brings to the region's children and the cultural and educational programs it provides to the 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 and workforce housing as its student population grows.

PUBLIC HEALTH

(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. 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. This Plan includes expansion of the Area of City Impact to include St. Luke's Wood River Medical Center.

UTILITIES

(update with current information and issues, i.e. XMass 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 provides land line telephone service. Cox Communications has a franchise to provide cable television and broadband internet services in the City.

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. (update to reflect City's adoption of wireless communication facility ordinance and to list all current sites)

With an expected population increase of 65 percent by the year 2025, 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.

TRANSPORTATION

(amend to reflect current conditions and comments as well as grant for effort to update Transportation Plan in 2013-2014)

Transportation – the system of roads, paths, parking, transit and 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 Comprehensive Plan 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

(amend to reflect current conditions and comments)

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. 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 facilities such as The Community School, while others function as internal street networks for subdivisions.

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 applicants of new development 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 between 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

(amend 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, 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 #9).

PARKING

(amend to reflect current conditions and comments)

Parking facilities within the City of Sun Valley are provided by "activity generators", commercial, recreational and cultural activities. 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.

BUS TRANSPORTATION

(amend to reflect current conditions and comments, e.g. Mountain Rides)

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 additional service to west Ketchum, Village Loop Road, Elkhorn Road, Morningstar Road and 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 yearly KART ridership statistics has been outlined (Appendix, Table A-8). The highest months for ridership of the KART are December, January, February and March. May and October see the lowest numbers of riders. Notably, between 1994 and 2004, ridership of the KART bus system has steadily decreased. However, in the shoulder seasons, the numbers, while still slightly declining, show more consistency. This would indicate that there is a level of local ridership that utilizes the bus service on a regular basis.

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). Known as the Peak Bus and operated by the nonprofit Wood River Ride Share/Peak Bus organization, the project managers were asked to evaluate a pilot commuter transportation service, monitoring participation and demand as part of the implementation plan. Ridership for the first twelve months of service was 19,768 passengers with a 40 percent increase in the following operational year (2004). In 2001, under the management of the Peak Bus organization, the "Friday Night Bus" service began to transport teens between Hailey and Ketchum; it is presently funded by the Teen Advisory Council and continues weekly operations. The Wood River Ride Share/Peak Bus 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. The Sun Valley Resort, under contract with Sun Valley Express, provides daily commuter service for its workers from outlying communities as far away as Twin Falls. Sun Valley Express and Sun Valley Stages provide daily high-season, roundtrip bus service between Sun Valley and the Boise air terminal.

In addition to the public transit systems, the Blaine County School District operates during the school year transporting elementary, middle 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

(amend to reflect current conditions and comments)

The Idaho Department *Highway 75 Corridor Study* of transportation has estimated 9,000 persons commute daily 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. Only 17 percent of the work trips are considered short (three miles or less) with over half of the work trips traveled on the highway corridor being for work destinations in Sun Valley and Ketchum (*Blaine County Transit Development Plan Concept, 2005 – 2010, May 12, 2005* (Appendix Notes #10 & 11*).* About 11 percent of highway travel consists of commuters from Shoshone and the Twin Falls area, 50 to 80 miles from their work.

The comprehensive plans of Ketchum, Sun Valley, Blaine County, ancillary transportation studies and other regional plans all recommend valley-wide mass transit system for commuters, residents and tourists. Each entity has identified the need to reduce the number of single occupancy vehicles, the total number of vehicle trips and 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). 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 agree 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 that successful western resorts will 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 the 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.

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

(amend to reflect current conditions, policy and comments)

Sun Valley is served by the Friedman Memorial Airport, 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.

An important consideration for the future of commercial airline service to the Resort and 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 the Friedman 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 pavements. As a result, in May 2005 an Airport Site Selection Committee prioritized relocation of the airport from three finalist sites to one in Lincoln County just south of the Blaine County line on the east side of Highway 75 near the road to Richfield; with alternate sites in Camas County and in Blaine County near Timmerman junction 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.