

CITY OF SUN VALLEY

(DRAFT) 2014 COMPREHENSIVE PLAN UPDATE*

***This draft version of the 2014 Comprehensive Plan Update is a working, living document to be revised on an ongoing basis in accordance with and as directed by 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

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

EXECUTIVE SUMMARY

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

The Sun Valley *200514 Comprehensive Plan Update (200514 Update)* is based on community planning principles that focus on the long-term sustainability of our community, the environment, and the economy. The *200514 Update* supports a ten year time frame and presents goals, objectives, guidelines, and policies for the immediate and long-range protection of our City's natural assets and proposes strategies for managing growth while preserving community character. This planning effort includes an understanding of the importance of the natural environment to our community's quality of life and acknowledges that land use decisions can affect human society, the City's natural features, and wildlife habitats far into the future.

The process to develop the *200514 Update* was designed to be inclusive, beginning with the formation of a citizen's steering committee in 2012 and the first public meeting forum in April 2004 January 2013. To that end, the planning process offered a variety of ways for the public to share its ideas for the community's future, including citizen surveys, listening posts, workshops, Town Hall and Steering Committee meetings, and public hearings with the Planning and Zoning Commission and the City Council.

The Steering Committee identified three organizing principles and nine ~~eight~~ guiding goals with supporting objectives that reflect the values of the community and the planning and development direction that residents wish the City to achieve. The organizing principles and goals contained in the *200514 Update* are:

PRESERVE THE UNIQUE CHARACTER OF SUN VALLEY

- Goal 1. Preserve and Protect Natural and Scenic Resources, the Environment, and Open Spaces
- Goal 2. Promote the Health Sustainability of the Area's Resort Economy
- Goal 3. Foster Maintain Social, ~~and~~ Economic, and Educational Diversity and Protect the Vitality and Cultural Heritage of Sun Valley

ENCOURAGE MANAGE GROWTH AND MANAGE DEVELOPMENT

- Goal 4. Promote Development That Honors Private Property Rights, is ~~Context~~-Sensitive and Complementary to Adjacent Propertyies, and Respects the Natural Scenic Setting and Views
- Goal 5. Provide for Necessary and Appropriate Public Facilities, ~~and~~ Services, and Educational Opportunities to Serve Existing Populations and New Growth

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

Goal 7. Support the Economic Vitality of Local Enterprises

FOSTER REGIONAL COOPERATION

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

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

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

The 200514 Update document is presented in four major chapters: The **Overview and Framework** chapter provides planning considerations for updating the ~~1994~~ 2005 Comprehensive Plan Update and the **Situational Analysis** section in this chapter summarizes existing conditions and establishes a perspective from which the actions needed to accomplish the City's goals can be viewed. The **Goals, Objectives and Action Items** chapter sets forth organizing principles and specific measurable and achievable tasks toward accomplishing the City's goals. This chapter will be used as a defining guide when considering the form and pattern of all future development including rezoning requests, annexation, subdivisions, planned unit developments, master plans, and site specific development plans. It will also be used to direct provision of public infrastructure and to advance strategies for cooperating with regional partners.

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

Land use categories in the 200514 Update include: three residential classifications (*low-density residential, medium-density residential, and high-density residential*); two commercial classifications (*resort commercial and commercial*); as well as *public/quasi-public*, and *Special Sites*; also, an *open space* classification identifies those areas that are precluded from development except that which is specifically needed or related to open space use; a *recreational* classification identifies areas appropriate for recreational purposes where development may be limited. The 200514 Update includes an ~~expanded~~ Area of City Impact renegotiated with Blaine County and approved in 2012 to address those contiguous lands ~~south~~ outside of but contiguous

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

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

All recommendations within the *2005¹⁴ Update* endeavor to address the fundamental principle inherent in planning for the next ten years: *Managing significant growth and change while preserving the unique qualities that attracted us to Sun Valley in the first place.* The City will need to implement various programs and accomplish a number of tasks for the vision of this plan to be realized. Thus, the *2005¹⁴ Update* serves as the beginning, not the end, of the planning process.