

Meeting Notes
2013 Comprehensive Plan Update Steering Committee Meeting
March 19, 2013

The 2013 Comprehensive Plan Update Steering Committee met at the Council Chambers at Sun Valley City Hall on March 19, 2013.

Call to order

Chairperson Peter Palmedo called the meeting to order at 4:00 p.m.

Committee Present: Doug Brown, John Calvert, John Carver, Richard Flores, Peter Hendricks, David Holmes, Nancy Humphrey, Wally Huffman, Cynthia Knight, William Merizon, Peter Palmedo, Chuck Rumpf, Tim Silva, Chris Thiessen, Liz Warrick, Paul Willis, Pat McMahon, Daniel Olmstead, Chase Hutchinson

Also Present: Mayor Dewayne Briscoe, City Administrator Susan Robertson, Community Development Director Mark Hofman, Community Development Planning Technician and Associate Planner Isabel Lui, Sustain Blain Executive Director Harry Griffith, Blaine County Housing Authority Executive Director David Patrie, Nils Ribi, Franz Suhadolnik, Bob Youngman, Kevin Laird, Karen Reinheimer, Lisa Stelck

Chairperson's Welcome and Appointment of Vice Chairperson

Chairperson Peter Palmedo welcomed the Steering Committee. He announced the appointment of Chris Thiessen as the Vice Chairperson for the Steering Committee and thanked him for volunteering for the position. Palmedo also welcomed Paul Willis as a new member to the Steering Committee.

Comments from the public

Karen Reinheimer stated after reviewing the City records she found that for the 2005 Comprehensive Plan Update there were only three public hearing meetings available for the public to comment. These meetings included two days of public hearings with the Planning and Zoning Commission, and one with the City Council. She stated there were altogether only eight meetings with true public involvement before the final adoption of the 2005 Comprehensive Plan. She reiterated the importance of looking at both the Ketchum Comprehensive Plan and those of Sun Valley's past, and pointed out the two cities used a different procedure to accomplish the task. There were over 50 public meetings before the final adoption of the Ketchum Comprehensive Plan. She pledged the Steering Committee to make extensive outreach to the public and make the process transparent.

Deliverables and expectations of the Comprehensive Plan process

Chairperson Palmedo gave an overview of the deliverables and expectations of the Steering Committee Comprehensive Plan update process. The Committee is expected to deliver a draft document with community consensus for consideration by the Planning and Zoning Commission and, finally, the City Council. Community input is highly important in the process. Each individual Steering Committee member was invited to comment on the level of agreement which they would regard as a 'community consensus'. A majority of the members thought that the draft document should garner the support of at least 2/3 of the Steering Committee members to be regarded as having community consensus.

Schedule of the update process and community outreach

Chairperson Palmedo outlined the anticipated schedule of the update process for the 2005 Comprehensive Plan.

- Section I is to be reviewed at March's meeting;
- April meeting: review the working draft of Section I, preliminary review of Section II;
- May meeting: review the draft of Section II, preliminary review of Section III;
- June meeting: review the draft of Section III;
- July and August: large public meetings directly with the community to seek input toward a draft Comprehensive Plan update;
- September and October meeting: pull together all the public comments, formalize wording, finalize the draft, and reach a group consensus on the Comprehensive Plan Update.

The Steering Committee unanimously agreed that summer is a critical time to reach out to the public. The Committee further agreed that the draft is a working organic document. It is expected that ideas and sections will change over time; previously updated sections may be subject to change as time made appropriate.

Wally Huffman suggested getting citizens' input up front prior to the drafting/updating process. Hofman said that staff will assist in identifying significant 'hot' topics through asking appropriate questions as the effort proceeds. He said through large town hall meetings and by using the electronic voting paddles from Sustain Blaine data with community wide representation can be collected for consideration.

The Steering Committee may add detail and comment on the collected community input. The community information will also be used as background information to be put forward to the Planning & Zoning Commission and City Council, showing the areas of consensus and non-consensus of the community and Committee.

Definition of community

Questions about the definition of 'community' were raised at the meeting. There was an exchange of ideas among Steering Committee members. The idea of community expressed by the Steering Committee includes property owners, voters, permanent residents, long term renters, and the general public who are interested in the area. After a brief discussion, a consensus was reached on this definition of community and the treatment of input received by the Committee.

The consensus was that any information received from members of the public would be valuable. The Steering Committee should evaluate any information on its own merit, instead of by who provided it. The Steering Committee should evaluate the information based on the benefit it brings to Sun Valley. It was agreed that anything that is good for the City of Sun Valley, will also be beneficial to the neighboring cities and region.

Review of Vision Statement

Mark Hofman led the review on the vision statement section of the Plan. He said that the vision statement should be a broad statement that captures the consensus of the Steering Committee. He said that staff will integrate all the input received from the Steering Committee and provide a draft in the next couple of weeks. He encouraged members to provide input in written form.

Wally Huffman read his suggested vision and submitted it in writing.

David Holmes suggested including the idea of “education” in the vision statement and that “skiing” should include both adults and youngsters.

Bill Merizon said the vision statement should not confine Sun Valley to just a ski resort. It should be broadened to include other outdoor activities and winter sports.

Chairperson Peter Palmedo said the vision statement should be broad, simple and forward looking. He stated “world class resort” may be more appropriate than just “ski resort”.

Peter Hendricks said he would like “educational richness” to be included in the draft vision statement, as we have the Community School in the midst of Sun Valley. He would also like to see the emphasis of Sun Valley as a year round resort.

Chris Thiessen said education in Sun Valley includes more than just the Community School. We should also account for the Sun Valley Center for the Arts, Sun Valley Film Festival and Community Library as sources of education.

Mark Hofman said he would post the past comprehensive plans, including that of 2005 and 1994 and the 1973 land use map online, so that the Steering Committee can see the changing relationship of the components in the vision statement.

Review of Executive Summary

Mark Hofman gave an overview on the “Introduction” Section of the Comprehensive Plan. He asked the Steering Committee for input on the eight goals of the 2005 Comprehensive Plan.

Wally Huffman pointed out the words “protect”, “preserve” and “promote” indicate a varying degree of strength, ranking from the strongest to the least strong. He advised the Steering Committee to note this in the right choice of words. This was a subject of debate in the last Comprehensive Plan update. Future zoning will need to be consistent with the use of such words in a legal sense.

Hofman said that staff will update the Summary information to reflect the conditions in 2013 and provide framework but not policy in the update drafting process.

Chris Thiessen proposed that the Steering Committee should have a goal as it goes through the content. He pointed out the “Executive Summary” is typically written when the Comprehensive Plan review is done.

Chuck Rumpf suggested that the Steering Committee should revisit the Vision Statement and goals at every meeting to ensure they are relevant to the outcomes of the update process.

Review of Situational Analysis

Mark Hofman gave an overview on the update process of this section. He presented the document “Outline discussion of data and tables to be updated, p.I-1 to p.I-31 of 2005 Comprehensive Plan”. Staff will update the data and information from reliable sources and begin to make them available at the April meeting for preliminary review and comment. The Steering Committee will then discuss the changes in the community and the predictions for the next 10-20 years. Hofman then guided a review of the Plan section Situational Analysis and invited members of the Steering Committee and the community to discuss and comment on sections that may be relevant to them.

Economic Indicators

Harry Griffith gave a presentation on the City of Sun Valley Economic Profile, 2011 (see Appendix A), which included information and analysis of demographics, employment and income, housing stock, business activity, residential activity, commercial activity, tourism measures, government activity and other statistics. Following the presentation, Steering Committee members made the following comments.

- There is a concern whether the demographics include the 200 year round employees of Sun Valley Company. Nobody knows whether the Census Bureau included them in their data;
- There is little ethnic diversity in the community which is in conflict with Goal 3;
- Request to track the variations shown by the data to understand the items that have changed;
- Sustainability is at risk as there is not imminent growth. Development and land use issues have apparently not changed much;
- Information Technology (IT) development will revolutionize the community. IT will draw higher education and higher pay level individuals aged 30-35 to Sun Valley for quality of life. For example, 15 families from LA, Seattle, Chicago and New York moved to Sun Valley last year for their children's education with the Community School and for the lifestyle offered here.

Harry Griffith summarized his presentation and made the following comments in response to comments made by the Steering Committee.

- The economy is recovering. There is an increase in retail and tourist based activities. However, the real estate sector is lagging behind, which can hardly be compared to its best growth years. Blaine County has reached capacity in its build-out cycle. 90% of the Elkhorn Association area is built-out. We are not going to see a lot of new build-out in the future in Elkhorn. The type of development will mainly be remodeling and tearing down of existing ones, with limitation on the growth of new buildings. We will not be seeing the turnover of 2004 to 2007 again. There will be steady growth of 1-2%;
- The Ski Academy and the Sun Valley Culinary Institute may have an impact on migration. However, the latter may be constrained by the building stock, vacant land and density limitations posed by Sun Valley, which may induce the institute to seek an alternative location, such as Ketchum which is relatively cheaper;
- The biggest challenge is the issue of the airport which has a significant impact on the transition to the next demographics in Sun Valley. Different models of migration may occur, e.g. children of existing property owners taking over properties when their parents retire, early retirement to location neutral areas etc. These models may change over time and the Sun Valley community can influence it by being an active player;
- The City of Ketchum is formulating a broadband strategy which will be in place within six months. It will present useful opportunities to the City of Sun Valley;
- For in-migration, they will make a choice of Sun Valley, Ketchum and Hailey based on such factors as proximity to schools, leisure amenities, airport and potential property price increases. The question is how Blaine County can differentiate itself for entrepreneurs and ventures. Smaller start-ups are the target of Sustain Blaine;
- We should not forget about the huge assets this community has, such as second home owners who have various connections to investment banks and the biotech world. We have to leverage these assets. How do we get them to spend more time here? Help us find industry and bring them here?

Comparison to Western Mountain Resort

Mark Hofman said that the information section about other western mountain resorts that are comparable to Sun Valley will be researched for testing assumptions and finding challenging new ideas.

Natural Resources

Staff will check the facts and update this section.

Land Use Classifications

No comment on this section.

Housing

David Patrie outlined the information (see Appendix B) that the Blaine County Housing Authority (BCHA) will provide for the Steering Committee to update the section on housing. He also made the following comments:

- Workforce housing depends on real estate price and real household income. When there is a drop in real estate price, there is a drop in income. However, there is no real indicator whether household income goes up with real estate price level;
- Transportation ties directly with housing, not individual cities;
- In the Elkhorn Springs development, there are 12 units with deed restriction covenants. These are affordable homes which are all presently occupied. The City of Sun Valley purchased two of these units for its workforce;
- The demand for workforce housing from Sun Valley is about 5% of the total. The preferred locations are in the City of Sun Valley or North Valley.

After Patrie's presentation, the Steering Committee made the following comments:

- Request that BCHA provide statistics on price of real estate in relation to wages, with specific focus on Sun Valley and North Valley. David Patrie remarked that the information is county wide;
- Construction wages have fallen 30 to 40 percent. A lot of construction workers are unemployed. A lot of household used to have three jobs and now it is reduced to one or none.

Public Services, Facilities and Utilities

Pat McMahon made a presentation on water demands and supply based on the Sun Valley Water and Sewer District Master Plan 2009 (Please see Appendix C). The following are the highlights:

- In the 2009 sewer plan and 2010 water plan the projections were made on the high side;
- Water for domestic and commercial use is available to meet need;
- Uncertainty exists over the availability of water for irrigation needs. Water for irrigation is more expensive and its use should be minimized.

Mark Hofman said staff will update the parts of the Plan on Solid Waste Management and Recycling and Public Safety.

City Facilities

Mark Hofman pointed out a critical issue on this section is the City's 5-acre parcel. The Steering Committee will discuss how to use it in concept and put the recommendation forward for the Planning & Zoning Commission and City Council to consider.

Schools

David Holmes gave an update on education issues and the City of Sun Valley with a focus on: Sun Valley as a learning community; current situation of the Community School; and, the Community School's strategic issues and long-term planning (See Appendix D).

Public Health

Staff will update information on public health by working with St. Luke's.

Utilities

Committee member Dan Olmstead will update information on this section.

Transportation

Mark Hofman said there is a grant for updating the Transportation Plan in 2014. The policy items in the Comprehensive Plan update will be integrated into the Transportation Plan update. He said that staff will update the sections on Paths and Trail System, Parking, Bus Transportation and Transportation Corridor.

Wally Huffman pointed out that a committee met for two years to study the feasibility of a gondola, including its cost and operation. This effort/request is included in the list of amendments to the 2005 Comprehensive Plan submitted as a Comprehensive Plan Amendment application from Sun Valley Company in 2011.

Mark Hofman acknowledged the recent receipt of background information from Wally Huffman consisting of the specific amendments requested and withdrawn by Sun Valley Company in 2011. He said that the information does not represent a new amendment application but will be forwarded to the Committee and public as background material from an official application withdrawn two years ago. Staff will put the background amendment request information on the City website.

Air Travel

Mark Hofman pointed out that the Steering Committee will formulate a revised air travel policy section.

Paul Willis said that he had attended airport issue meetings and found that there was no representation from the City of Sun Valley on the board. He said the dominant view at the meeting was to move the airport away from Hailey. He said that given the cost of moving the airport it is more realistic to find ways to make the existing airport work. He remarked that the City of Sun Valley should come up with a statement to reiterate this position. Chris Thiessen remarked on Willis' suggestion and said that the Steering Committee should come up with ideas and a statement that are best for the community and then present it to the Council in the Committee's recommendation.

Public Comment

Bob Youngman responded to Willis' comment on the absence of official representation from the City of Sun Valley on the airport board. He said that both the City of Hailey and Blaine County own the airport. They have a joint powers agreement to operate the airport and appoint members of the Airport Authority to manage the facility. Historically, no representatives from the City of Sun Valley were appointed to the Airport Authority.

**Post-meeting note:*

The composition of the Airport Authority is outlined in the 2011 Friedman Memorial Airport Authority Joint Powers Agreement:

“.....the Authority shall be governed by a board of commissioners (the “Authority Board”) consisting of Five (5) members, to be appointed as follows: two (2) members shall be appointed by the County. Two (2) members shall be appointed by the City. The members so appointed may, but need not, be members of the governing board of the appointing entity. One (1) member shall be appointed by unanimous vote of the four thus appointed.....”

Adjourn

There being no other business, the meeting was adjourned at 6:25 p.m.



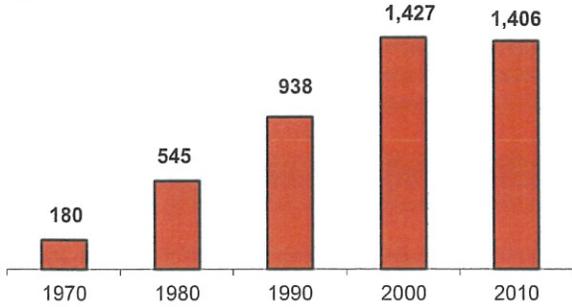
CITY OF SUN VALLEY

Economic Profile

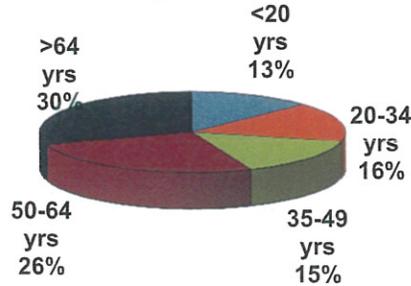
Appendix A
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11

CITY DEMOGRAPHICS

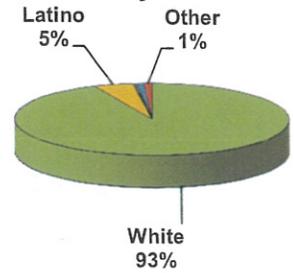
Population



Age (median=54 yrs)

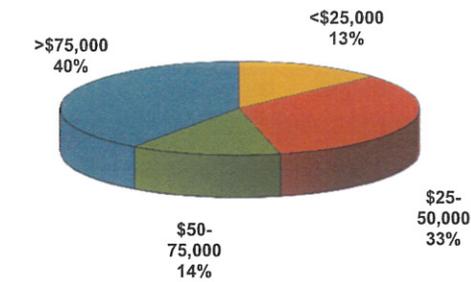


Race/Ethnicity

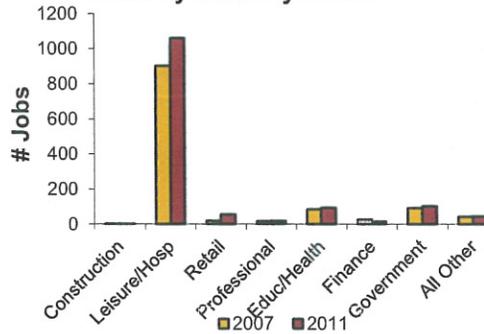


CITY EMPLOYMENT & INCOME

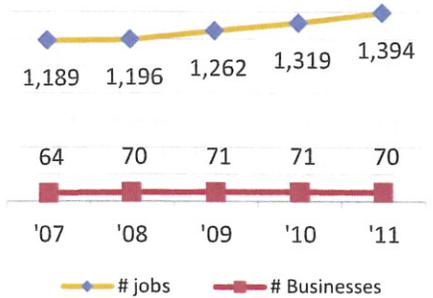
Household Income Distribution



Jobs by Industry Sector



Jobs & Businesses

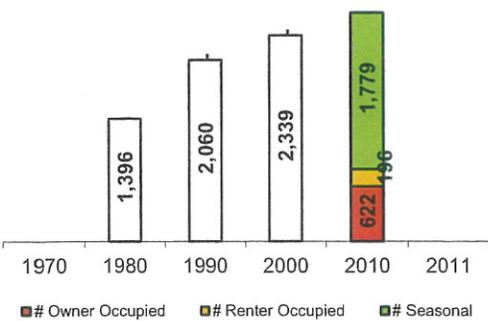


Median HHIncome (2010) \$ 51,875 Total Employed: 1,394 17% chng '07-'11

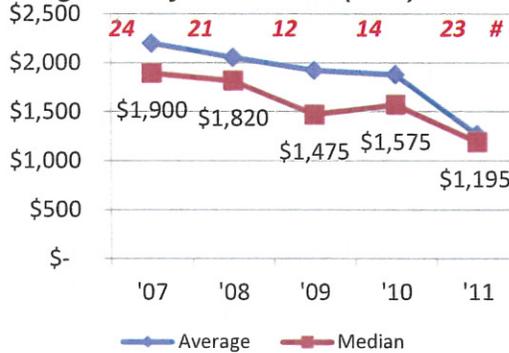
BC Unemployment Rate: 2.6%

CITY HOUSING STOCK

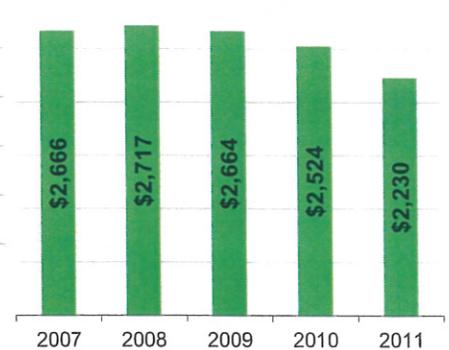
Housing Stock Utilization(# units)



Single Family Home Sales (\$000)



Total City Taxable Values (\$m)



Total Housing Units (2010): 2,597
Average Household Size (2010): 1.95

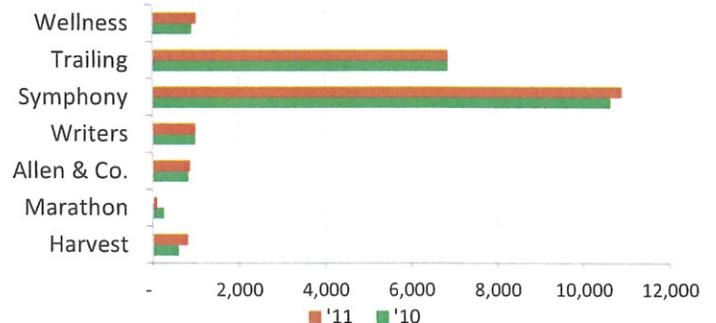
City Taxable Residential Value (\$m): \$2,102
City Taxable Commercial Value (\$m): \$128

CITY BUSINESS ACTIVITY

Local Options Tax (\$000)

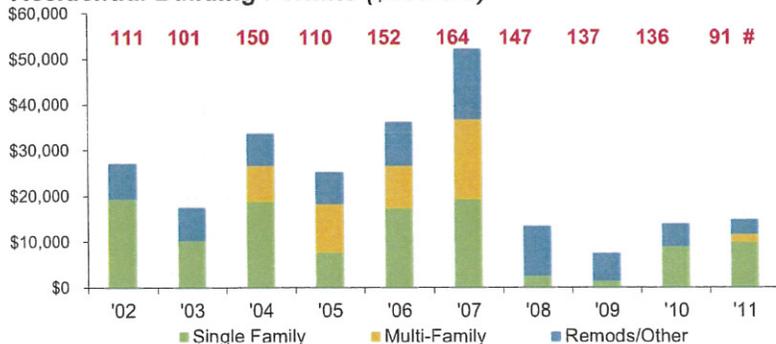


Landmark Events (# Total Participants)

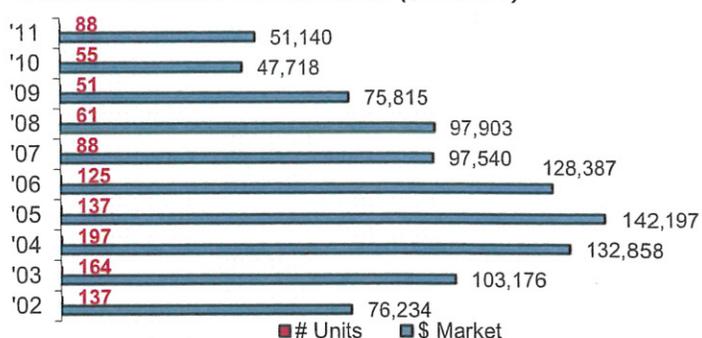


CITY RESIDENTIAL ACTIVITY

Residential Building Permits (\$000 & #)

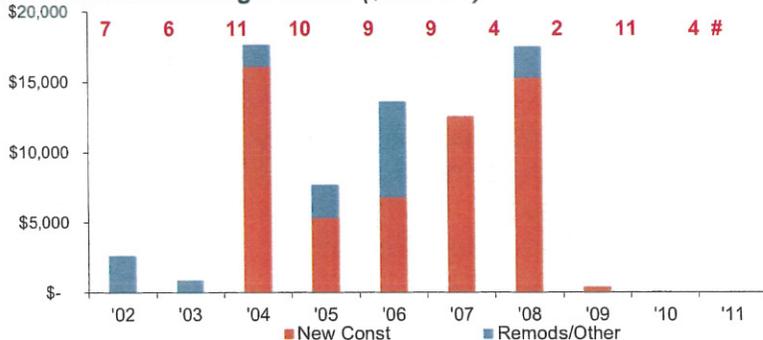


Residential Sales Transactions (\$000 & #)



CITY COMMERCIAL ACTIVITY

Commercial Building Permits (\$000 & #)

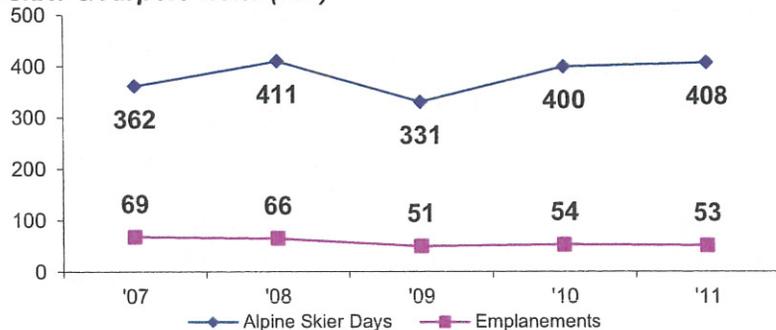


Commercial Sales Transactions (\$000)

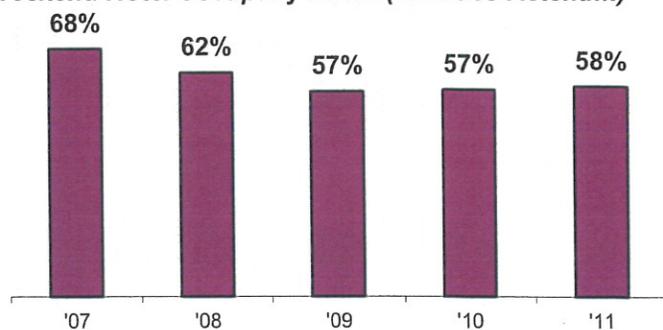


CITY TOURISM MEASURES

Skier & Airport Visits (000)

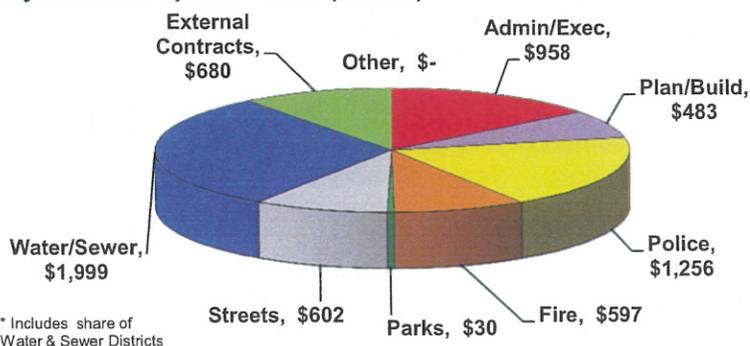


Weekend Hotel Occupancy Rates (includes Ketchum)

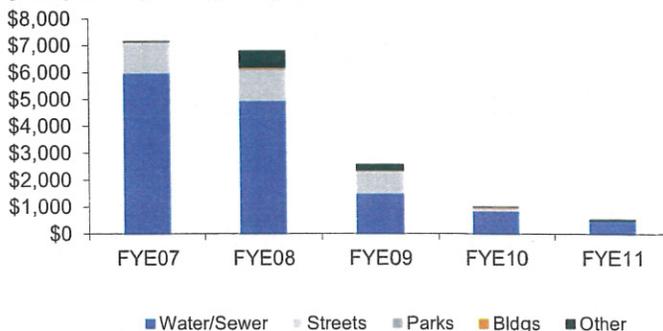


CITY GOVERNMENT ACTIVITY *

City Revenue Spend FYE11 (\$6.6 m)



City Capital Spend (\$000)



OTHER STATISTICS

FIVE YEAR TRENDS:

	2007	2011
Land Area (acres)	5,892	5,892
Property Tax Rate (\$/mil)	\$5,419	\$7,267

Blaine Unemployment Rate: 2.3% (2007) vs 8.8% (2011)

Largest Employers:

2011 Economic Stats - Sun Valley v12

RELATIVE COMPARISONS (2010):

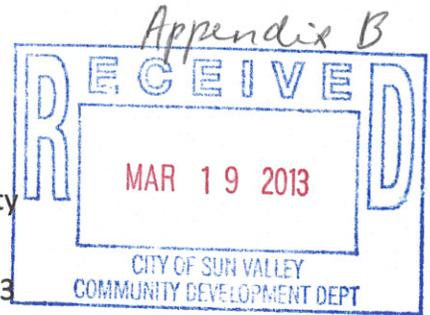
	Blaine	Idaho	U.S.
Population Density (per square mile)	8	19	87
School District Spend (\$000 per Pupil)	\$ 16	\$ 7	\$ 10
Bachelors Degree or Higher (%)	43%	24%	28%
Mean travel time to work (minutes)	17	20	25
Residential Electrical Rates (\$/kWh)	\$ 0.06	\$ 0.08	\$ 0.12
Unemployment Rate	8.9%	8.8%	9.6%
Serious Crime Rate (per 100,000)	2.7%	5.2%	0.0%

1. Sun Valley Co 2. Forest Service 3. Community School 4. City of Sun Valley

For additional information, see www.SustainBlaine.com



Blaine County Housing Authority
P.O. Box 4045
200 West River Street, Suite 103
Ketchum, ID 83340
208.788.6102 ~ 208.788.6136 Fax



BCHA Resources & Information for:
The City of Sun Valley Comprehensive Plan Update
2013

The Blaine County Housing Authority (BCHA) thanks you for the opportunity to participate in The City of Sun Valley's Comprehensive Plan Update Steering Committee. BCHA is able to provide the Steering Committee with current relevant information to help the Steering Committee in its task of updating the city's comprehensive plan. In addition to housing information, we also track relevant employment data and trends as the demand for community housing is closely related to the labor market.

We propose that BCHA participate in the update process with the Steering Committee by providing the following information:

- Information on the current stock of Community Housing in Sun Valley and Blaine County;
- Income ranges of households currently living in Community Housing;
- Current data on the rental market in the north and south valley;
- Data from the latest housing needs assessment performed in Blaine County;
- Detailed analysis of the characteristics of applicant households in the BCHA applicant database;
- Estimates of the workforce commuting from outside Blaine County;
- Employment trends and analysis of its relation to housing demand;
- Income trends of the Blaine County workforce; and
- Other information as requested by the Steering Committee.

I am looking forward to working with this committee, the Planning and Zoning Commission and the City Council through this update.

Sincerely,

David Patrie
Executive Director

The Blaine County Housing Authority's mission is to advocate, promote, plan and preserve the long-term supply of desirable and affordable housing choices in all areas of Blaine County in order to maintain an economically diverse and vibrant community.

Summary

Introduction

In 2007, the District began preparation of a Water Master Plan in response to the 2007 updates to the State Public Drinking Water Regulations. Major findings of this Water Master Plan study are summarized as follows. The District should annually monitor growth and update, if needed, the Water System Master Plan from year to year particularly in terms of water supply, storage, and transmission capability.

Water Requirements

1. The current (2008) Equivalent Connections (EC's) within the District's services boundary is estimated at 2,940. The District's 5-year and 20-year projected EC's are estimated at 3,318 for the year 2013 and 3,874 for the year 2028. (Equivalent Connections (EC's) is a unit of measure used to equate non-residential or multi-family residential water usage to a specific number of single family residences.)
2. The District's historical Average Day Demand (ADD) for the years 2002 through 2007 averaged 1,250 gallons per day per EC (gpd/ec). The Maximum Day Demand (MDD) for the same period averaged 2,931 gpd/ec.
3. The District's ADD water use for the current year (2008) is estimated at 3.69 million gallons per day (mgd), with an MDD of 8.67 mgd and a Peak Hour Demand (PHD) of 13.0 mgd.
4. Water demand projections for the end of the 5-year study period (2013) are 4.16 mgd for ADD, 9.77 mgd for MDD, and 14.60 mgd for PHD.
5. Water demand projections for the end of the 20-year study period (2028) are 4.85 mgd for ADD, 11.4 mgd for MDD, and 17.11 mgd for PHD.

Supply

1. The District currently utilizes groundwater as its sole source of water. The groundwater is supplied by 10 wells located throughout the District's service area. Total pumping capacity of the 10 production wells is estimated at 8,700 gpm, or 12.53 mgd.
2. The current firm capacity (largest well out of service) of the District's production wells is 6,600 gpm or 9.5 mgd.
3. Three additional water supply wells totaling 2,250 gpm will be needed over the next three years in order to meet the anticipated firm capacity requirements. These include the mutual aid agreement with Ketchum to use the Asher Well (500 gpm) in 2008, Well No. 14 (750 gpm) in 2010, and Well No. 13 (1,000 gpm) in 2012.

Population Estimates

The populations of both Sun Valley and Ketchum can be divided into three broad groups. Permanent residents live in the area all year, second – home residents occupy their homes for only part of the year, and tourists. Since the area population is so variable the Facilities plan estimates both the average annual population and the peak season population for use in sizing current and future unit processes.

In addition to the populations within the city limits the buildout values also include population estimates for Impact Zones. Impact Zones are areas that are adjacent to the Ketchum and Sun Valley communities which could be served by the treatment plant in the future. Listed in table E.1 is a summary of the current and buildout population estimates.

Table E.1 Estimate of Current and Buildout Populations

Population Category	Sun Valley	Ketchum	Impact Zones	Totals
<u>Current Equivalent Population</u>				
Average Annual	4,460	5,268	-	9,728
Peak Season	8,549	7,906	-	16,455
<u>Buildout Equivalent Population</u>				
Average Annual	6,432	6,546	3,993	16,971
Peak Season	12,452	9,259	6,219	27,930

Flow and Loads

Table E.2 presents the current flows and loads to the WWTP. Currently the flow is split evenly between the communities. The sources of wastewater flow are domestic flows from households and commercial businesses, and I&I. The future loads and flows are based on historical population and flow data and average per capita pollutant loading values.

Source: JRWSD Water Master Plan 2009

Education and Sun Valley

David Holmes

March 19, 2013

A. Sun Valley as a Learning Community

- Education as a priority:
 - Well-educated population of lifelong learners (what is profile?)
 - An appetite for learning (looking for more?)
 - Lack of a university (want university-level courses?)
- Continuing education opportunities:
 - Writer's Conference; film festivals; wellness conference;
 - outdoor/wilderness education; professional conferences; workshops;
 - speakers; Trail Creek
 - Institute (affordable? meet needs?)
- We seek excellent education for our children – several opportunities in WR Valley:
 - Community School in Sun Valley, an independent school
 - Blaine County schools (Hemingway Elementary in Ketchum)
 - other independent schools

B. Community School

- 39 years old; PreK-grade 12 (ages 2 to 18)
- Property: Trail Creek campus (7 acres)
- Sagewillow campus (40 acres)

Trail Creek

Older buildings: Middle School; Elementary School; Gym and Theater; Art
 Newer buildings: Upper School and Science buildings (2006-2007)

- Recent enrollment:

2009-10:	288
2010-11:	303
2011-12:	333, with 8 boarders (record enrollment)
2012-13:	371, with 24 boarders
- Important trend: families moving here from LA, Seattle, Chicago, NY (15 in 2011)
- Financial aid:
 - 2012-2013: 82 students received \$967,000 in need-based aid (22%)
 - other: tuition remission for staff (43); merit scholars
- Distinctive educational program:
 - inquiry-based; support student passions; small classes; deep affinity for nature and outdoors; excellent teaching (seniors attend best colleges in U.S.)

C. Strategic Issues and Long-Term Planning at Community School

- Financial realities:
 - budget crisis (2010-2011) --
 - recession impact; anticipated major deficit; reduced staff; attained balanced budget by July 2011
 - small endowment (typical of a young school)
 - tight budgets (no margin of error)

- Impact of 2009 strategic plan:
 - created boarding component (leased Bald Mt Inn in 2011; at capacity)
 - created Sun Valley Ski Academy with SVSEF (56 day and boarding students)
 - increased size of high school from 115 to 151

- Economic impact study (working with Harry Griffith and Sustain Blaine)
 - 180 families and 90 staff at school; school operations
 - impact of boarding school; impact of new families to WR Valley

- Our vision for securing our future (be among best independent schools in U.S.):
 - (1) educational vision
 - a thriving boarding component (45, then 90 boarders)
 - “creative monopoly”

 - (2) physical plant
 - Master Plan for Trail Creek campus (including parking)
 - will build residential/dining/commons facility at Trail Creek
 - must renovate or construct middle school and elementary buildings
 - other

 - (3) financial foundation
 - on-going fundraising (Annual Fund; capital; restricted; endowment)
 - tuition yield
 - manage annual budgets in a disciplined way

- Next project:
 - residential/dining/common facility (22-25,000 sq. ft.)
 - must raise \$7-9 million
 - goal: occupy building by August 2015

- Important partnerships with mutual benefit:
 - Sun Valley Company
 - City of Sun Valley
 - world-class experts: wilderness; film-making; music; etc.
 - organizations: SV Symphony; Higher Ground; etc.