

Chapter IV - P&Z Draft for July 17, 2014

Implementation of the Action Items assures the achievement of the Goals and Objectives set forth in the *200514 Update* (See Chapter II, Goals, Objectives and Action Items). With forecast information provided to year 202530, the *200514 Update* reflects a 10-year time frame. This planning period allows adequate time to implement new development ordinances and land use patterns, including open space designations and land use planning areas (LUPA), transportation networks, a multi-faceted approach to workforce housing, infrastructure improvements and other important actions identified in the *200514 Update*. Budgetary policy, capital improvement funding strategies, planning techniques, and periodic annual plan review are important facets of the timely implementation of Action Items.

PLAN MONITORING AND ANNUAL REVIEW

The *200514 Update* will be monitored on a continual basis and reviewed periodically annually by the Planning and Zoning Commission. The summary results of the periodic review shall be reported to the public and the City Council to encourage an informed and engaged community. The purposes of the annual review are to a) reaffirm and/or update the plan to fit changing conditions or to address unforeseen planning problems and opportunities; b) to evaluate the progress of the plan implementation; and c) to establish the immediate implementation priorities, if necessary. ~~Review may also be desirable on an as-needed basis by the Planning and Zoning Commission.~~

From time to time, a significant change of conditions may result in a need for Comprehensive Plan amendments. Amendments requested by any group, person, the City Council and/or the Planning and Zoning Commission will be accepted and processed according to Idaho Code.

~~IMPLEMENTATION PRIORITIES~~

~~To ensure implementation of the individual Action Items identified in this plan, all items have been prioritized into the following four categories: immediate, short term, mid to long term and on-going. The Prioritized Action Items are found in Table A-11 in the Appendix.~~

~~Priorities have been identified for immediate implementation; additional priorities may be added during annual review. Implementation priorities for immediate action are as follows:~~

~~(revise to reflect update amendments and prioritize at P&Z Commission review and City Council review and action)~~

- ~~• Implementation of re-zones included in the *200514 Update*~~

- ~~Adoption of open space zone ordinance (Complete)~~
- ~~Adoption of mass and scale design review guidelines (Complete for commercial districts)~~
- ~~Adoption of water conservation ordinance (Complete)~~
- ~~Adoption of air quality ordinance~~
- ~~Adoption of landscaping and fire-wise ordinance~~
- ~~Adoption of parking requirements ordinance (Complete)~~
- ~~Adoption of a unified land development code (Complete)~~
- ~~Clarification of design review guidelines #1, 2, and 17 (review)~~
- ~~Establishment of time limits on project applications (Complete)~~
- ~~Adoption of a riparian setback ordinance (Complete)~~
- ~~Visual analysis of Land Use Planning Area #3: Sun Valley Gateway~~
- ~~Setback analysis of east side of Sun Valley Road from Horseman's Center Road to Dollar Road intersection~~

APPENDIX

TABLES

(For City Council review, update all Tables to reflect current data and check for accuracy of prior data. Evaluate new data sources and cross match all tables with other jurisdictions/agencies)

**TABLE A-1. SUN VALLEY POPULATION BY AGE GROUP
1990-2000**

Age Group	1990 Population	2000 Population	Population Change	Percent Change
Under 19	205	215	+10	5%
20 to 44	429	441	+12	3%
45 to 64	241	524	+283	117%
65 and Over	63	247	+184	292%
Total	938	1427	+489	52%
Median Age	36.0 years	47.5 years	—	—

Source: *United States Census Bureau 2000*

**TABLE A-2. 2000 SUN VALLEY HOUSEHOLD INCOME
DISTRIBUTION**

Income Range	Number of Households	Percent of Total
Under \$25,000	96	17%
\$25,000 to \$50,000	99	17%
\$50,000 to \$75,000	104	18%
\$75,000 to \$100,000	72	13%
\$100,000 to \$125,000	56	10%
\$125,000 to \$150,000	30	5%

\$150,000 to \$200,000	26	5%
Over \$200,000	93	16%
Total	576	100%

Source: United States
Census Bureau 2000

**TABLE A-3. 2000 BLAINE COUNTY EMPLOYMENT
BY INDUSTRY**

Industry	Number Employed	Percent of Total
Construction	3,007	16%
Accommodations & Food Services	2,606	14%
Retail Trade	1,942	10%
Real Estate, Rental, & Leasing	1,933	10%
Professional & Technical Services	1,514	8%
Other Services	1,252	7%
Government & Government Enterprises	1,237	7%
Administrative & Waste Services	1,225	6%
Health Care & Social Assistance	822	4%
Arts, Education & Recreation	699	4%
Finance and Insurance	613	3%
Manufacturing	500	3%
Farming, Forestry, Fishing	455	2%
Information	292	2%
Wholesale Trade	288	2%
Transportation	216	1%
Educational Services	195	1%
Mining	125	1%
Management of Companies & Enterprises	40	≤ 1%
Utilities	18	≤ 1%
Total	18,979	100%

Source: United States
Census Bureau 2000

TABLE A-4. 2000 SUN VALLEY INCOME BY OCCUPATION

Occupation or Profession	Number of Individuals	Percent of Total
Management and Professional	281	42%
Service	179	27%
Sales and Office	147	22%
Farming, Fishing and Forestry	3	0%
Construction, Extraction and Maintenance	31	5%
Production, Transportation and Material Moving	22	3%
Total	663	100%

Source: United States Census Bureau 2000

**TABLE A-5. ALPINE & NORDIC SKIER DAYS
(1997-2005)**

WINTER SEASON	ALPINE SKIER DAYS	NORDIC SKIER DAYS
2004/05	386,908	Data not available
2003/04	384,897	Data not available
2002/03	365,267	100,000
2001/02	405,563	80,000
2000/01	394,568	89,000
1999/00	376,000	86,500
1998/99	409,832	80,000
1997/98	405,937	105,330

Source: Sun Valley Resort data, 2005; Blaine County Recreation District

**TABLE A-6.
COMMERCIAL AIRPORT
ACTIVITY, 2000-2004**

Year	Commercial Enplanements
2000	71,611
2001	63,732
2002	67,483
2003	76,966
2004	73,281

Source: Friedman Memorial Airport, 2005

**TABLE A-7. QUARTERLY PERCENTAGE OF
LOCAL OPTION TAX COLLECTION ON BEDS,
LIQUOR AND RETAIL SALES, FY1985-2004**

FISCAL YEARS	1ST QTR (Fall)	2D QTR (Winter)	3D QTR (Spring)	4TH QTR (Summer)
1985-1990	14%	34%	13%	39%
1990-1995	14%	26%	15%	45%
2000-2004	16%	27%	15%	42%

Source: City of Sun Valley 2005.

TABLE A-8. KART RIDERSHIP 2001-2004

Month	2001	2002	2003	2004
January	66,291	58,213	49,220	56,271
February	75,403	61,006	47,456	51,413
March	65,583	61,125	46,612	56,296
April	20,454	19,788	13,880	14,965
May	4,958	3,527	3,352	3,926
June	12,736	10,856	10,434	10,129
July	26,347	25,722	25,124	20,000
August	30,172	28,701	27,919	22,060
September	11,053	5,163	4,223	6,022
October	15,151	11,702	11,370	11,980
November	4,913	5,488	5,052	4,636
December	37,588	36,376	39,134	40,940
Totals	370,649	327,667	283,776	298,638

Source: Ketchum Area Rapid Transit, 2005.

**TABLE A-9. HIGHWAY 75 CORRIDOR
TRAFFIC COUNTS, HAILEY TO
KETCHUM (24-Hour Average)**

YEAR	VEHICLE COUNT
1998/1999	9,225
1999/2000	12,631
2000/2001	13,968
2001/2002	16,119
2002/2003	14,414

Source: Idaho Department of Transportation

TABLE A-10. TOTAL ACREAGE OF LAND USE PLANNING AREAS

Land Use Planning Area	Acreage
#1 Sun Valley Resort/Village Core	64
#2 Gun Club	337
#3 Sun Valley Gateway	53
#4 Horseman’s Center & The Community School	24
#5 Dollar Mountain, Prospector Hill & Sun Valley Municipal Complex	80
#6 River Run	120

Source: City of Sun Valley Future Land Use Map, June 2005

TABLE A-11. PRIORITIZED ACTION ITEMS

(For City Council review, revise all in accordance with the amendments in Chapter II and the prioritization given by the City Council as part of their review)

SHORT-TERM ACTION ITEMS

- 1.1.1 Update all City maps regarding visual and natural resources
 - 1.1.2 Map scenic vistas, view corridors/ landmarks & develop guidelines
 - 1.1.4 Establish 100' building setback along Trail Creek Road
 - 1.2.1 Require development to map wildlife activity/ corridors/ habitats
 - 1.2.2 Protect wildlife corridors, habitats and urban/wild land interface
 - 1.3.1 Develop management plans for watersheds/ waterways
 - 1.3.2 Develop water conservation measures for landscaping
 - 1.3.3 Promote protection of wetlands for wildlife habitat and aquifer recharge.
 - 1.3.5 Require precise wetland boundaries and protection with development
 - 1.4.1 Identify & preserve key open space lands on Future Land Use Map
 - 1.4.3 Create Open Space Zone to protect sensitive lands in perpetuity
 - 1.5.1 Map overlay for hillsides greater than 25% slope
 - 1.5.4 Require development meet standards for building near floodplains
 - 1.5.6 Require precise avalanche boundaries and protection with development
 - 3.1.1 Evaluate & enforce zoning ordinances regarding workforce housing
 - 3.1.4 Provide for a mix and integration of workforce housing types
 - 3.1.6 Evaluate funding for workforce housing and transportation mitigation
 - 3.2.1 Encourage recreation at Resort and Elkhorn Springs to remain open to the public
 - 3.2.2 Encourage the Resort to expand Dollar Mountain/Elkhorn ski area winter uses
 - 3.2.3 Encourage pasturing of horses and public access to equestrian amenities
 - 3.3.1 Ensure a long-term site for the Sun Valley Summer Symphony
 - 3.3.2 Evaluate a multi-use facility in the Village Core or River Run
 - 3.3.3 Support appropriate cultural activities on the Meadows Site
 - 3.3.4 Utilize Dollar Mountain for outdoor concert/ cultural activities
 - 3.5.3 Plan for the Community School's expansion needs

 - 3.4.1 Pursue Certified Local Government designation, establish an historical commission and evaluate the feasibility of establishing an historic district.

 - 4.1.1 Evaluate building mass/ scale, and amend ordinances as appropriate
 - 4.1.3 Maintain existing nature of development, establish design guidelines
 - 4.1.5 Require buffers to separate land uses, maintain open nature in Sun Valley
 - 4.1.8 Allow for the siting of manufactured homes as defined in Idaho Code and amend
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zoning ordinances to meet this State law.

- 4.2.2 Evaluate incentives and design guidelines for solar energy
- 4.2.3 Encourage reuse, relocation and recycling of buildings, materials
- 4.2.4 Evaluate requiring development to meet "green building" standards

- 4.2.7 All applicants, proposing to make land use changes shall be required to use surface water, where reasonably available, as the primary water source for irrigation.

- 4.2.8 Evaluate measures to conserve water resources for developments
- 4.3.1 Evaluate commercial zoning setbacks, buffers, & residential development
- 4.3.3 Require site plan for the redevelopment prior to demolition of buildings
- 4.5.1 Develop intergovernmental agreements in Area of City Impact

SHORT-TERM ACTIONS (CONT'D)

- 4.5.2 Expand Area of City Impact, coordinate with County, Ketchum
 - 4.5.3 Work cooperatively with Ketchum regarding River Run
 - 4.5.4 Coordinate with public agencies adjacent to City
 - 4.6.1 Amend zoning ordinances to implement Future Land Use Map modifications
 - 4.6.2 Organize land use regulations into a unified, comprehensive document
 - 4.6.3 Revise PUD regulations to preserve open space, add workforce housing
 - 4.6.4 Adopt Master Plan Ordinance for large parcels or common ownership
 - 4.6.5 Correct the zoning map for conflicting/ nonconforming land uses
 - 5.1.2 Require studies by developers to assess and mitigate public impacts
 - 5.1.3 Provide strategic public facilities concurrent with phased development
 - 5.1.5 Plan for development of a sand storage facility

 - 5.1.10 Explore the construction of a joint maintenance facility with the resorts and/or other public jurisdictions.

 - 5.2.1 Ensure wastewater capacity and water supply is available for future use
 - 5.2.2 Request City representative to Water and Sewer District Board
 - 5.2.4 Evaluate impact on public facility services in proposed Area of City Impact
 - 6.1.2 Require transportation studies for new development demand mitigation

 - 6.1.3 Evaluate a transit system between Sun Valley and Ketchum commercial cores, i.e., trolley or other people mover.

 - 6.2.1 Provide for facilities/ operations of KART with new development
 - 6.2.3 Work with agencies to provide for coordinated mass transit
 - 6.3.2 Design alternatives for Elkhorn/ Dollar/ Fairway Rd intersection
 - 7.1.2 Take leading role in forming regional partnership for workforce housing
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- 7.1.3 Evaluate “community housing land trusts” and funding mechanisms
 - 7.2.1 Participate in regional partnerships for transit/ road improvements
 - 7.2.2 Develop sustainable & equitable funding system for regional mass transit
 - 7.2.3 Appoint P & Z liaison to focus on regional transportation planning
 - 7.2.5 Participate with Airport Authority Board for the proposed new airport

MID- TO LONG-TERM ACTION ITEMS

- 1.3.4 Evaluate wetland mapping and revise as needed
- 1.4.4 Encourage owners of open space lands to donate properties
- 1.4.5 Develop a partnership with the SVEA to protect Open Space
- 1.4.6 Establish committee, investigate creation of an Open Space Fund
- 1.4.7 Encourage open space management plans
- 1.5.5 Periodically verify Sun Valley Lake dam is in compliance
- 1.5.7 Evaluate design and landscaping ordinances in wildfire hazard areas
- 1.5.8 Establish an aggressive Weed Management Area plan
- 3.1.2 Evaluate incentives for the development of workforce housing
- 3.1.7 Work with BKHA to manage workforce housing

MID- TO LONG-TERM ACTION ITEMS (CONT'D)

- 3.3.5 Provide signage, seating, parking and protection for Ruud Mountain
 - 3.4.2 Develop local guidelines for historic properties and landmarks
 - 3.5.4 Evaluate the feasibility of a public cemetery site.
 - 4.1.4 Protect and improve entryways to Sun Valley through design standards
 - 4.1.6 Develop and implement design standards for signage
 - 4.2.1 Review energy calculations for building energy efficiencies
 - 4.2.6 Promote fuel efficient vehicles low in emissions
 - 4.1.2 Evaluate and revise minimum and maximum densities
 - 4.2.9 Establish ordinances to reduce residential and commercial waste
 - 4.2.10 Install pet waste management systems along public ways
 - 4.3.2 Evaluate commercial zoning parking, transit, provision of public benefits
 - 4.3.4 Accommodate time-share and fractional share properties by ordinance
 - 4.5.5 Identify & evaluate in-holdings in Independence Creek gulch
 - 5.1.1 Perform a carrying capacity analysis and adopt a growth scenario
 - 5.1.4 Plan for the expansion of City Hall on Future Land Use Map
 - 5.1.6 Determine increased demand for school facilities resulting from growth
 - 5.2.3 Plan for the development of Trail Creek Fire and Police substations
 - 5.2.5 Evaluate development fees to assist in meeting the demand of new growth
 - 5.2.6 Develop new systems to enforce street weight limits
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- 5.2.7 Develop plan to enforce break up limits on City streets with mitigation plans
 - 6.1.1 Update the *1997 City of Sun Valley Transportation Plan*
 - 6.2.2 Work with Ketchum on parking and transit gondola at River Run
 - 6.3.3 Evaluate design alternatives for Dollar /Sun Valley Road intersection
 - 6.3.4 Partner with ITD to create City entrance at Elkhorn/SH 75 intersection
 - 6.3.5 Develop streetscape and signage standards.
 - 6.3.6 Develop & implement standards to maximize use of public rights-of-way
 - 6.3.7 Require and enforce encroachment agreements along all City streets
 - 6.4.1 Extend pathway along Trail Creek Road to Boundary Campground
 - 6.4.2 Identify and obtain permanent access easements across open space lands
 - 6.4.3 Establish a system of linked recreational trailheads and trails
 - 6.4.4 Develop standards and programs to address impacts on open space
 - 7.1.4 Plan for City/ regional assisted living residential development
 - 7.2.4 Evaluate variety of transportation alternatives and issues in Plan Update
 - 7.3.4 Evaluate benefits and costs of a regional planning agency
 - 7.3.5 Evaluate benefits and costs of a regional vs. city fire department
 - 7.3.6 Work cooperatively with the City of Ketchum to plan River Run
 - 8.1.2 Participate in regional discussions on educational opportunities
 - 8.1.3 Coordinate/ develop integrated recreation system, including open space
- MID- TO LONG-TERM ACTION ITEMS (CONT'D)**
- 8.2.1 Work regionally to reduce pollutants that contribute to global warming
 - 8.2.2 Monitor air quality, consider limitations on wood burning and emissions
 - 8.2.3 Clarify that water rights are sufficient for current and future uses
 - 8.2.4 Ensure adequate domestic water and waste treatment capacities
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ON-GOING ACTION ITEMS

- 1.1.3 Coordinate w/ID Power to underground power lines
 - 1.4.2 Cluster housing to preserve open space and natural features
 - 1.5.2 Evaluate and enforce the Hillside Ordinance
 - 1.5.3 Maintain Flood Insurance Maps; include inundation areas below dam
 - 2.1.1 Provide partnership & support for the Sun Valley Resort
 - 2.1.2 Encourage the development of Sun Valley Resort amenities
 - 2.1.3 Work towards quality, affordable and reliable commercial air service
 - 2.2.1 Maintain and encourage diverse range of businesses
 - 2.2.2 Support a marketing effort that reinforces the Sun Valley character
 - 2.2.3 Recognize Ketchum's role as commercial center and uphold its success
 - 3.1.3 Require transportation mitigation with off-site workforce housing
 - 3.1.5 Promote workforce housing design to maintain character of Sun Valley
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- 3.1.8 Monitor & update workforce housing demand data and information
 - 3.4.3 Periodically update the list of historic properties and landmarks
 - 3.5.1 Recognize nonprofit organizations and support their facility needs
 - 3.5.2 Partner with Resort & nonprofit organizations to utilize their facilities
 - 4.1.7 Fully implement and enforce the Dark Sky Ordinance
 - 4.2.5 Maximize mass transportation, bicycle & pedestrian travel in new development
 - 4.4.1 Address Land Use Planning Areas development on a case-by-case basis
 - 4.4.2 Guide development in Land Use Planning Areas

 - 5.1.7 Identify and develop potential pocket parks within the City
 - 5.1.8 Evaluate feasibility of home delivery for mail
 - 5.1.9 Evaluate mechanism to bring portion of Trail Creek Road into City purview
 - 5.2.8 Evaluate communication franchises to provide state-of-art service & equipment
 - 6.3.1 Monitor traffic, explore and implement traffic calming strategies
 - 6.3.8 Develop 5 year Capital Improvements Program, review annually
 - 6.4.5 Develop and enforce appropriate bike path safety regulations
 - 7.1.1 Participate on the Blaine /Ketchum Housing Authority
 - 7.3.1 Identify, address regional concerns, opportunities for Resort growth
- ON-GOING ACTION ITEMS (CONT'D)**
- 7.3.2 Partner regionally to address commercial enterprises, telecommunication
 - 7.3.3 Jointly develop uniform policies, standards, fees through the region
 - 8.1.1 Evaluate appropriate site(s) for the performing arts, including regional
 - 8.1.4 Review USFS and BLM lands for protection of in the event of disposal
 - 8.1.5 With Blaine County, monitor and evaluate needs of resident ethnic groups
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NOTES

Note #1. Reference text, p3:

(For City Council review, amend all Notes to reflect forthcoming amendments to the Comprehensive Plan and background research)

PRIVATE PROPERTY RIGHTS

I. Goal:

The City of Sun Valley is authorized under the Local Land Use Planning Act (Idaho Code Section 67-6501 *et seq.*) to adopt land use regulations and policies for the protection of the health, safety and general welfare of its residents. Consistent with this authorization the City of Sun Valley shall evaluate, under particular circumstances, proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property.

1. Policy:

In evaluating whether a proposed regulatory or administrative action may result in an unconstitutional taking of private property, the City of Sun Valley shall, when requested, prepare a written takings analysis concerning the particular action consistent with the guidelines established by the Idaho State Attorney General pursuant to Idaho Code Section 67-8001 *et seq.*

Implementation:

a. The City of Sun Valley shall conduct this evaluation through the use of the attorney general checklist described in Idaho Code Section 67-8003 as promulgated and updated from time to time by the Idaho State Attorney General.

Note #2. Reference text, page I-12:

For recent periodicals that discuss resort challenges see the following:

K. Castle. Shakeup in ski country. Winter travel section, Hemispheres Magazine. Winter 2004, pp 52-56.

S. Condon. Heavy traffic ahead. Pitkin County's job growth is Garfield County's population growth. Aspen Times. May 29 2005.

K. Johnson. Second homes are remaking the west's resorts. *New York Times* (national edition) May 8 2005.

G. Lichtenstein. Part time paradise. *High Country News*. Oct 25 2004. pp 6-12.

ibid. Can Vail find room for its workers? *High Country News*. Oct 25 2004. pp 6-12.

R. Zimmerman. Resort survival. *Urban Land*. Aug 2003. pp 46-52.

Note #3. Reference text, page I-15:

The City of Sun Valley has two major drainage areas within the city limits, Trail Creek and Elkhorn Creek. The primary floodplain affecting Sun Valley is associated with Trail Creek, which traverses through the western side of the City. Only a small extension of the Elkhorn Creek floodplain, located in the southern end of the City limits, is within the Area of City Impact. This area is surrounded by open space and is not slated for development. Land uses are found along Trail Creek and the associated floodplain within Sun Valley's Area of City Impact and greater Blaine County. Within the City, existing setback requirements are regulated through the zoning ordinance.

Note #4. Reference text, page I-23:

The wastewater treatment plant upgrade includes a new \$1.5 million ultraviolet disinfection system, \$2.5 million in filters to remove sufficient suspended solids and phosphorus to meet limits established by the Big Wood River Watershed Management Plan, and new aeration basins that would double existing aeration capacity. These enhancements mean that no chemicals will be present in the discharge to the river, and the addition of filtration will produce an effluent that will be a source of reuse water available for irrigation, landscaping, and snowmaking.

Note #5. Reference text, page I-23:

The transfer station is maintained by Blaine County Solid Waste, part of the Southern Idaho Solid Waste (SISW) District. In 2003 it underwent expansion to accommodate waste from construction and demolition activities. From its mid-valley location in Ohio Gulch, waste is transferred to the Milner Butte Landfill near Jerome, Idaho. Most recyclables are transferred to the Twin Falls Recycling Center in Twin Falls, Idaho while others are used directly in the community.

Note #6. Reference text, page I-23:

Prior to 1972, firefighting in Sun Valley was handled by the Sun Valley Fire Brigade of the Railroad (Union and Pacific Railroad). Today, the Sun Valley Fire Department is capable of rapid response times and maintains a system of hydrants spaced at intervals of approximately 250 feet within developed areas within their 19-square-mile jurisdiction. Firefighting equipment includes one tanker, two class-A pumper trucks, a wildfire brush truck, a ladder truck (shared

with Ketchum), a Special Services Unit vehicle, a mobile air supply support truck, and command vehicles for the Chief and Assistant Chief. The Ketchum Fire Department maintains three four-wheel drive ambulances in two locations to best meet the needs of the communities they serve, including Sun Valley.

Note #7. Reference text, page I-24:

The first law enforcement officers in Sun Valley were Special Agents for the Railroad (Union and Pacific Railroad). For the first 25 years, Railroad Special Agents were responsible for law enforcement. In 1972, separate offices for City Hall were designated and full-time staff was hired. A Chief of Police and five special agents became the City of Sun Valley's first police department. Over the years, the role of law enforcement changed dramatically. In 1972, when the City had few year-round residents, the department served as a security force; during the growth period of the 1980s, the department's role changed to that of a professional police department.

The Sun Valley Police Department provides services to a local population that can range from 1,000 to 10,000 people, depending on the season. It provides such public services as crime prevention presentations and annual bicycle safety training and participates in various special teams such as the Critical Incident Response Team, Narcotic Enforcement Team, and the Child Abuse Response Team.

Note #8. Reference text, page I-28:

Pathway improvements and reconstruction have occurred to the paved path along Elkhorn and Dollar Roads, Village Loop, Morningstar Road, and Sun Valley Road. Sun Valley has completed the primary path system as outlined in the 1983 *Sun Valley Trails* plan.

Hiking, horseback riding, and mountain biking trails are found on virtually all the hills and mountains throughout the City, often traversing private property and homeowner association lands. At this point, a secondary recreation trail system is needed to connect neighborhoods, open space, and public land.

Note #9. Reference text, page I-29:

Blaine County plans to explore integrating public transportation into the management of the Highway 75 corridor for tourism, commerce, and local residents. This effort acknowledges that the mobility of people and commerce cannot be met solely with highway and road systems. As an example, traffic volumes along State Highway 75 are expected to increase approximately 50% by 2025 (*Blaine County Transit Development Plan Concept, 2005-2010. May 12, 2005*). Monthly SH75 traffic counts conducted between Ketchum and Hailey indicate that summer volumes are substantially higher than winter volumes. Demographic and job generation data indicate that the basic premise for the increase in commuter traffic along SH 75 are found in the travel between place of residence and place of employment.

The Blaine County Transit Development Plan Concept addresses goals, strategies and priorities for the time period from October 2005 to September 2010. This concept is based on the need to shift currently underutilized transportation resources to better serve the growing demand for transporting workers to the business and employment areas of Ketchum and Sun Valley from residential populations in Bellevue, Hailey, and mid valley. This plan concept assumes a year-round baseline level of transit service, supplemented by additional service during the peak summer and winter seasons. The proposed transit service would consolidate and/or replace existing bus services, relying on intergovernmental agreements, a new organizational structure and equitable funding mechanisms.

According to the *2001 Blaine County Public Transportation Feasibility Study*, in order for a valley-wide transit system to be successful in the Wood River Valley, several important issues need to be addressed by individual municipalities and the County. Those issues include:

1. Locate transit system stops within reasonable walking distance of as many homes and businesses as possible.
2. Provide a “pedestrian-friendly”, transit-supportive environment.
3. Institute quality transit stop design details including pedestrian circulation and access, parking, platforms, shelter and structural systems, signage, linkage to trail and path systems, public art and landscaping.

ACRONYMS AND COMMON TERMS

ACRONYMS (revise as necessary)

B/KHA	Blaine County/Ketchum Housing Authority
BCHA	<u>Blaine County Housing Authority</u>
BLM	Bureau of Land Management
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
FMAA	Friedman Memorial Airport Authority
GIS	Geographic Information System
IDEQ	Idaho Department of Environmental Quality
KART	Ketchum Area Rapid Transit
LUPA	Land Use Planning Area
NRCS	Natural Resources Conservation Service
PUD	Planned Unit Development

SISW	Southern Idaho Solid Waste
SVEA	Sun Valley Elkhorn Association
SVWSD	Sun Valley Water & Sewer District
USFS	United States Forest Service

COMMON TERMS

Action Item – A specific statement of action that guides the decision-making process to achieve the realization of the goal or objective to which it relates. These items, when compiled, create a “work plan” that assists the City in making informed decisions.

Commercial Enplanement - the volume of passengers outbound (enplaned) from an airport on commercial air carriers.

Goal – A general condition, aim or achievement that reflects broad public purposes.

Impact Area – Also known as the City’s planning area; it is the land area surrounding the limits of each city, negotiated between each individual city and the county in which it lies.

Land Use Planning Area – Areas that require particular attention due to the presence of special sites, development opportunities or challenges. Each Land Use Planning Area (LUPA) has carefully identified land use categories and a maximum number of dwelling, commercial and/or hotel units.

Objective – A discrete step, possibly among several, by which a broader goal may be accomplished.

Special Sites – Areas, sites or structures of historical, archeological, architectural, ecological, natural or scenic value or significance. Special sites are identified for the purpose of protection or preservation.

Workforce Housing – Preserving housing options for people who work in areas experiencing rapidly escalating land prices and who are at a financial disadvantage in the housing market. Usually deed-restricted units are provided by the developer or created through private-public partnerships.

SUMMARY OF IDAHO CODE 67-6508 COMPONENTS SUN VALLEY 200514 COMPREHENSIVE PLAN UPDATE

Idaho Code 67-6508 requires that the following components be addressed in a Comprehensive Plan. The following listing identifies where each component is addressed. Many of these components are addressed extensively throughout the plan and, therefore, this listing is not an exhaustive catalog but rather a summary of the key areas of component discussion. (research to ensure compliance with all applicable 2014 Idaho Code Sections)

1. PROPERTY RIGHTS
 - a. Section I.A.4
 - b. Note #1

2. POPULATION ANALYSIS
 - a. Section I.B.2
 - b. Table A-1

3. SCHOOL FACILITIES & TRANSPORTATION
 - a. Section I.B.7
 - b. Section I.B.8
 - c. Action Items 3.5.1, 3.5.3, 5.1.2
 - d. Section III.C

4. ECONOMIC DEVELOPMENT
 - a. Section I.B.3
 - b. Section II.A.2
 - c. Section II.A.3
 - d. Section II.C.7

5. LAND USE
 - a. Section I.B.5
 - b. Section II.B.4
 - c. Section III.A, B, C

6. NATURAL RESOURCES
 - a. Section I.B.3
 - b. Section II.A.1

7. HAZARDOUS AREAS
 - a. Section I.B.4

8. PUBLIC SERVICES, FACILITIES AND UTILITIES
 - a. Section I.B.7
 - b. Section II.B.5

9. TRANSPORTATION
 - a. Section I.B.8
 - b. Section II.B.6

- c. Section II.C.7

10. RECREATION

- a. Section I.B.7
- b. Section II.B.5
- c. Objective 3.2
- d. Section III A, B, C

11. SPECIAL AREAS AND SITES

- a. Section I.B.5
- b. Section III.A, B,C
- c. Figure 2

12. HOUSING

- a. Section I.B.5
- b. Section I.B.6
- c. Section II.A.3
- d. Objective 3.1

13. COMMUNITY DESIGN

- a. Section I.B.5
- b. Section II.B.4

14. AGRICULTURE?

- a.
- b.

15. IMPLEMENTATION

- a. Section IV.A
- b. Section IV.B

16. NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDORS?

- a.
 - b.
-

(Addendum A will be reorganized, updated, and forwarded to the P&Z Commission under separate cover for the Thursday, July 17 or 22, 2014 Commission meeting.)

Addendum A: Special Sites Descriptions

The purpose of the Special Sites designation is to conserve the natural beauty, cultural heritage and natural resource features that characterize Sun Valley's community values, its traditions and history. This section of the Sun Valley 2005 *Comprehensive Plan Update*, serves to describe the rich legacy of historic buildings, landmarks, scenic view locations, physiographic features and natural resources that create the unique sense of place one feels when in the Sun Valley area. Most Special Sites are privately owned or managed; others are owned or managed by public bodies or non-government organizations. The Special Site designation serves as notice to private owners and public authorities that the site is to be recognized and respected for its unique character ~~preserved and maintained in its current location~~. New development should respect the Special Site and the City may require setbacks, view corridors, historic preservation designations, limits on demolition and/or other needed land use and design regulations to ensure that each Special Site remains its place of prominence in the City.

Categories within this designation and the specific sites to be considered under each category are identified and described below.

Sites of Outstanding Natural Beauty

The purpose of this category is to identify and conserve those areas of natural beauty, rural landscape and vistas onto the nearby mountain scene. The City understands the visual and aesthetic value of its sites of outstanding natural beauty and will work to protect these community assets.

- *The high undeveloped ridges surrounding the City and the ridge between Trail Creek Valley and Elkhorn Valley (Sites b and c)*

The high undeveloped, sage- and rock-covered foothills and ridges surrounding the City of Sun Valley, including the vast ridge between Trail Creek Valley and Elkhorn Valley, are defining natural characteristics of the community. As foreground to the immense mountain ranges beyond, the wild, undeveloped nature of the hillsides and ridgelines is one of the most pleasing features differentiating Sun Valley from most other high mountain resorts. The City should continue to keep the hillsides and ridgelines free of development by not allowing any temporary or permanent disturbances to slopes greater than 25 percent (25%).

- *Prominent views of Dollar and Baldy Mountains (Site a)*

The prominent views of Dollar Mountain and Baldy Mountain, as seen from many locations throughout the city, should be protected. Dollar and Baldy Mountains are enduring reminders of Sun Valley's skiing heritage and the area's close economic ties to the tourism and recreation industries; and are visual reminders of the easily accessible recreational opportunities afforded to all Sun Valley patrons. Efforts should continue to

retain and enhance the viewing sites to these mountains from the public right-of-ways and other public locations where people frequently assemble.

➤ *The panoramic mountain and valley views from top Elkhorn Hill (Site #13)*

The panoramic vistas of the mountains and valleys as viewed from the top of Elkhorn Hill are some of the most lauded throughout the Wood River Valley and Blaine County. From this vantage point, many of the awe inspiring Idaho mountain ranges are visible, including the Sawtooth, Pioneer, Smoky, Boulder and White Cloud Mountain ranges. Development should respect and not interfere with these seethe vistas.

➤ *Sun Valley Road and Trail Creek Road (Site #10)*

Sun Valley Road is the main thoroughfare between Ketchum and Sun Valley and the main entrance for visitors and residents coming to the Sun Valley Resort. North of the junction with Dollar and Saddle Roads, Sun Valley Road becomes Trail Creek Road. These roads existed prior to the existence of Sun Valley Resort and were used by the Ketchum, and Challis Toll Road Company to access the Lost River Basin northeast of the Wood River Valley via the Trail Creek Pass.

Development near Sun Valley Road should respect the use of the roadway as the signature gateway to the City and to Sun Valley's western resort properties; a minimum 50-foot open space buffer or building setback between the road and any development should be retained.

Trail Creek Road is still used today as a connector into the Lost River Basin as well as the only public access route to Trail Creek Cabin, the Hemingway Memorial, USFS campgrounds and various non-motorized trailheads. The multi-use path along Trail Creek Road is also heavily used by cyclists, pedestrians and runners. In order to protect the view corridor from the public right-of-way and maintain a continuous rural landscape, development should create a permanent setback along Trail Creek Road that protects the view corridor.

➤ *Penny Hill (Site # 5)*

Penny Hill is located on the west side of Sun Valley Road, adjacent to the Sun Valley Resort's commercial core. It is a rocky, sage-covered knoll, rising just under 200 feet off the valley floor. Although not intended as a skier's destination by the resort's founders, the hill was used by guests and ski instructors for beginner's lessons and other outdoor winter activities, such as sledding and tubing.

Today, Penny Hill is no longer used for ski instruction, but it remains the community's most popular sledding site for people of all ages. Penny Hill is located next to another of Sun Valley's more memorable features, the open grassland pastures alongside Sun Valley Road used for horse grazing.

Development near Penny Hill must protect the view corridors and natural topographical separation afforded by the hills and ridge that extends from Ketchum to Sun Valley. Furthermore, development should enhance the open space area on the west side of Sun Valley Road as well as the single family homes on Saddle Road. Efforts should be made to relocate sledding activities to different location which has adequate parking and better manages the inherent dangers of the activity.

➤ *Elkhorn Road Entrance (Site #17)*

The Elkhorn Road Entrance is located at the southwestern border of the City limits at the intersection with Highway 75. For visitors traveling north along the highway, this area is the introduction to the cities of Ketchum and Sun Valley. The landscape seen from this site is spectacular and should be protected. The City should work with the City of Ketchum to create gateway identification that includes landscaping and way-finding signs to assist travelers navigating to the north county area. The Elkhorn Road Entrance may also be an excellent site for a traffic round-about.

Sites of Historical and Cultural Heritage

The community has identified certain cultural landscapes and buildings that are integral parts of our local heritage. Many of these sites are associated with historic events, activities, notable persons or groups of people that reveal our relationship with the natural landscape over time. In some cases, the sites are person-made expressions of regional identity; others exist in relationship to its ecological contexts. In every case, ongoing preservation and interpretation will yield an improved quality of life and a sense of place and identity for future generations.

Since most of these sites are located on privately owned or managed property, preservation or conservation of these sites will require partnership with private owners and managers, planning authorities and other public bodies to maintain and acknowledge cultural and historical authenticity. New development within the Sun Valley Resort area should retain the existing building scale, the quality of public space and the prominence of the Sun Valley Lodge. It is also vital that new development respect the historic resources on the property. Development in the Commercial Core should seek to highlight and enhance these historical structures by respecting the mass and scale of the buildings as well as their traditional use.

Sites of historical and cultural heritage that deserve special mention and protection are:

➤ *Red Barn (Site #11)*

Located on the east side of Sun Valley Road, the Red Barn is one of the few remaining structures that recall the early development of central Idaho's transportation routes. After Isaac I. Lewis and others founded the neighboring village of Ketchum, Isaac and his son, Horace, started the Ketchum and Challis Toll Road Company and built the first wagon road over Trail Creek Pass. The Red Barn was used to service this endeavor. While the actual date of construction of the Red Barn is unknown, it appears in photos from the early 1880's and was most likely used to house and maintain the ore wagons that traveled Trail Creek Road between Ketchum and Mackay.

The Red Barn remained a notable landmark for over a century and serves today as a distinct emblem of the Sun Valley resort village. Development near the Red Barn should respect its historic context as a gateway feature and respect its placement within the empty field that surrounds it. Any development near the Red Barn should be set back and complement and enhance the Red Barn's iconic value with limitations on mass, scale and building forms and finishes.

➤ *Idaho Power Plant Building (Site #12)*

The first public use of electricity in Idaho was for street lights in Hanley in the late 1880's. As early as 1882, the Idaho Power Plant Building was used by a Ketchum smelter to generate electricity to power the water wheel and a small dynamo used for lighting operations. The small wooden building that sits at the gateway entrance along Sun Valley Road is a replica of that building and is iconic of the area's mining history.

The bi-polar generator currently housed within the Idaho Power Plant Building is a relic of the type used in the early days of commercial mining. Rated at 20 kilowatts, 125 volts and 160 amperes, it was manufactured by the Edison General Electric Company in 1888. The generator was first used at Pontiac, Michigan, and is displayed in the Idaho Power Plant Building, courtesy of the University of Idaho.

The prominence of the Idaho Power Plant Building should be protected from the encroachment of new development.

➤ *Sun Valley Mall (Site #4)*

The Sun Valley Mall is one of the organizing axis for the Sun Valley Village. A narrow courtyard, the mall is the brick pathway that connects visitors from the Sun Valley Lodge, the Opera House and the Challenger Inn to the retail center of the Village. Surrounded by quaint, one and two story shops, the mall is a distinctive feature of the Sun Valley Village for its connotations of a European Village. Development and redevelopment of the mall area should seek to retain the mall as a connecting piece to more prominent buildings within the Sun Valley Village and also the mall as a destination in itself.

➤ *Sun Valley Lodge (Site #4)*

The Sun Valley Lodge was opened on December 21, 1936, amid great fanfare. The building was originally designed to represent Averill Harriman's sense of "roughing it in luxury". As such, it resembles a grand wooden structure, yet is constructed of Portland Cement to resist fire and improve durability. During construction, the wet concrete finish was impressed with wood grain then acid-stained brown to imitate wood. The prominence of the Lodge is reinforced by its height as it rises well above nearby buildings and the canopy of trees that surrounds it.

The interior design of the Lodge includes a central open lobby with guestroom wings angling off each corner of the public area, thus allowing each guest quarters to take advantage of the surrounding views. It was a veritable million-dollar palace in the middle of the snowy Idaho wilderness. Even today, the Lodge receives plaudits for its high quality craftsmanship and unique design in addition to the remarkable construction speed of less than one year.

The Sun Valley Lodge is both a visual and economic focal point, visible from many vantage points within the City of Sun Valley, including Dollar Mountain and the summits

of many hiking trails. Because of its height, it is frequently useful as a familiar landmark for guests and residents.

The Sun Valley Lodge should be designated by the City as a historic building worthy of preservation.

➤ *Sun Valley Inn (Site #4)*

The Sun Valley Inn was erected in the summer of 1937 and began operation in December of that year as the Challenger Inn. Located in the center of the Sun Valley Mall, the Inn was built to accommodate moderately-priced hotel guests visiting Sun Valley. This marketing strategy was much like the Union Pacific's *Challenger* passenger trains that were targeted at the middle class.

The same architect that designed the Lodge was charged with creating a Tyrolean facade for the Sun Valley Inn. By using a variety of exterior finishes and articulating the building, he created the look of many separate buildings. This treatment has the visual effect of making the Inn look less imposing than its sister building, the Sun Valley Lodge, even though some exterior walls of the Inn are at least 300 feet long. Its relatively lower height also gave the Inn an Alpine Village appearance. The Tyrolean style gave the Inn a romantic flare which was popular with its middle class guests. The Inn's proximity to the Lodge also allowed them to be close to the resort's amenities and the visiting "rich and famous".

The Sun Valley Inn should be designated by the City as a historic building worthy of preservation.

➤ *Opera House (Site #4)*

The Sun Valley Opera House was one of the first buildings on the Sun Valley Mall, constructed around the same time as the Challenger Inn. A fitting addition to a resort that prided itself on its celebrity draw, the Opera House provided a multitude of entertaining activities on the resort property. Besides nightly showings of movies, concerts occasionally were held at the Opera House and, at one time, Bing Crosby performed for resort guests. In its early days, admission to The Opera House was only ten cents and, even though the theater seats 500 people, frequently there was standing room only.

The Opera House remains open today and is used most frequently as a movie house for resort visitors and Wood River Valley residents. Although it is not used as heavily today as during the 30's and 40's, the Opera House remains an important entertainment venue and a valued historic structure.

The Opera House should be designated by the City as a historic building worthy of preservation.

➤ *Outdoor Ice Rink (Site #4)*

The Outdoor Ice Rink is located on the south side of the Sun Valley Lodge and was constructed at the same time as the Lodge. Harriman wanted to make the ice rink a focus and so it sits as the centerpiece to the Lodge with nearly every guest room overlooking the rink.

As it did in earlier times, the Ice Rink still attracts people of all ages to the resort. The rink also helped Sun Valley create the allure it desired by attracting not only skating celebrities who perform in the summer Ice Shows but also celebrities as ice skating fans. Sonja Henie Fraser was the first of a long line of Olympic skaters who have performed in the weekly Ice Show.

Today, the Outdoor Ice Rink, which is visible from the outdoor dining patio, serves the Lodge's summer guests as free entertainment. A large indoor rink on the south side is used by figure skaters and ice hockey players alike.

Any development near the Outdoor Ice Rink should allow for its continued use as a performance and practicing stage for ice skaters. Further, Commercial Core development should allow for continued foot-traffic access to the rink as well as easily accessible parking and transit opportunities for the events.

The Outdoor Ice Rink should be designated by the City as a historic building worthy of preservation.

➤ *Hemingway Memorial (Site #3)*

Movie stars and ski moguls weren't the only celebrities to call Sun Valley home; Ernest Hemingway also found solace in the Wood River Valley. The resort originally sought out Hemingway, like it did many celebrities, as a way to generate publicity for the fledgling resort, but the offers were spurned by the author.

This made it all the more surprising when Hemingway appeared at the Lodge in his Buick late one night in September, 1939. Hemingway spent the next six months living in Room 206 of the Sun Valley Lodge while writing his Pulitzer Prize winning novel, *For Whom the Bell Tolls*. In exchange for allowing the resort to use his name and pictures for publicity, Hemingway received lower rates at the Lodge which he dubbed the "Glamour House."

Ernest Hemingway spent his final years in Ketchum. The Ernest Hemingway Memorial, featuring a bronze bust and engraved pedestal (which ironically includes portions of an epitaph he had written for a local friend) stands opposite a small, contemplative rest area along Trail Creek in Sun Valley. Nearby, in the Ketchum Cemetery on the northern edge of town on Route 75, is Hemingway's unadorned grave.

Access to the Ernest Hemingway Memorial and preservation of the site should be retained regardless of any future development near the site. This should include public parking, transit, and hiking access. Development should also seek to enhance and incorporate this memorial site into a celebrated piece of Sun Valley Resort history.

➤ *Trail Creek Cabin (Site #1)*

Built in 1937 by an unnamed gentleman who created the original landscaping for Sun Valley Resort, Trail Creek Cabin is located off Trail Creek Road, 1.5 miles east of Sun Valley Resort and near the Hemingway Memorial. The log cabin is tucked away next to the rushing waters of Trail Creek and hidden from public view by giant pine trees. The isolated, "rustic and enchanting" nature of the cabin is reported to have been ideal for wild parties attended by Sun Valley legends, including Ernest Hemingway, Gretchen Fraser and pianist, Eddy Duchin.

Today, the cabin hosts public outdoor concerts, private parties, weddings, and catered dinners. Winter guests enjoy the cabin as a remote destination for caroling and sleigh rides led by the resort's champion Clydesdale horses.

Any development near Trail Creek Cabin should respect its quaint nature and public use. Single and multi-family homes should be sited in a manner that continues to respect the nature of Trail Creek Cabin as a rustic retreat in an idyllic setting. Rehabilitation of the cabin should seek to retain the historic integrity of the building.

Trail Creek Cabin should be designated by the City as a historic building worthy of preservation.

➤ *Dollar Mountain (Site #8)*

Dollar Mountain is located on Elkhorn Road close to the core of the Sun Valley Resort. As one of the first skiing slopes developed in Sun Valley, it has a 650 foot vertical rise and was the site of some of the earliest chairlifts developed in the world.

At a summit elevation of 6,638 feet, Dollar Mountain was most popular for its dry, powdery snow and its rolling, treeless terrain. At the time the resort opened, skiing was a relatively new sport in America; European and local instructors taught celebrity guests how to ski. Today, with advanced skiers challenging the more difficult slopes of Bald Mountain, Dollar Mountain is known as the "beginners' hill." Winter visitors still find a great number of helpful ski instructors on Dollar Mountain; but instead of loose-footed celebrities dotting the slopes, kids of all ages are getting their first lessons in skiing or snowboarding.

Dollar Mountain has three lifts from its main base and one lift from the Elkhorn Village, providing easy access for Elkhorn residents. Carol's Dollar Mountain Lodge is located at the main base; built in 2004, the building is frequently noted for its excellent architectural quality. It is identified as a valuable community venue for concerts, weddings, and conferences. Any development surrounding Dollar Mountain should not interfere with its traditional use as a skiing hill nor should it inhibit future community uses for the area. Access for Elkhorn residents should be also maintained as development occurs in the Elkhorn Village area.

➤ Proctor Mountain (Site #7)

Proctor Mountain, named for Charles N. Proctor and summing at an altitude over 7,700 feet, serves as one of the most popular hiking attractions in the City of Sun Valley. Employed by Averell Harriman, Charles Proctor was instrumental in laying out many Sun Valley ski runs.

Proctor Mountain also plays a historically-significant role in the evolution of the modern ski resort as it was the original site of the world's first chairlift. Other mechanisms for escalating the mountain previously existed, such as rope tows and aerial trams; but Sun Valley was the first resort to host a "first-class route to the top" which was a single-seat chairlift that included a footrest. The chairlift was erected by Union Pacific in 1936 on Proctor Mountain; it was eventually moved to Bald Mountain and referred to as "Lift Number 5."

Proctor Mountain should be protected as permanent open space and as a cultural landscape amenity. Any development or redevelopment in the vicinity of Proctor Mountain should preserve view corridors and access to the widely-used hiking trails and permit trailhead parking and transit opportunities.

➤ Ruud Mountain and the Rudd Mountain Chairlift (Sites #9 and #2)

Ruud Mountain and its chairlift overlook the tees and fairways of the Sun Valley Golf Course. Ruud Mountain was named after champion ski jumpers, Sigmund and Birger Ruud, who helped design an exhibition ski jump on the mountain.

The Ruud Mountain chairlift was the third of its kind in the world. The design for the chairlift was ingeniously borrowed from the techniques used to move stalks of bananas from boats onto trains in the Southern Hemisphere. Inventor James Curran simply removed each big hook that hung from the rotating overhead cables (used to hold the banana stalks) and replaced it with a chair. In 1980, the Ruud Mountain Chairlift was placed in the National Register of Historic Places as the nation's first ski lift because the original Proctor Lift was no longer in place.

Ruud Mountain and its chairlift serve as memorials to Sun Valley as the birthplace of skiing in the Western hemisphere. Development near the mountain and lift must recognize the National Historic Register designation and the contribution to Sun Valley's unique history. Development setbacks, limitations on the mass and scale of buildings near the site should be enforced and continued public access to Ruud Mountain hiking trails and to the Ruud Mountain Chairlift should be maintained.

Sites of Natural Resource Value

This category takes account of the need to safeguard recreational area access, agriculture, and wildlife habitat as well as the economic and social needs of our local community. Important to the sustainability of Sun Valley's thriving community, the sites in this category are of high natural resource value and, as such, are designated for special protection. As noted above, the

undeveloped hills have significant scenic value but also are of great environmental importance. Deer and elk herds, mountain lions and other wildlife need undisturbed habitat as home range for watering, feeding and breeding throughout the year. The City of Sun Valley should seek protection against vegetation loss and destabilization in order to maintain adequate habitat for these wildlife populations. The City should seek opportunities, through partnerships with local and national non-governmental organizations, to become a leader in planning for sustainability and meeting environmental needs of the present and future generations.

Sites of natural resource value that deserve special mention and protection are:

➤ *Trail Creek (Site #19)*

Trail Creek begins at the top of Trail Creek Pass and flows into the City of Sun Valley from the northeast, passes through the City of Ketchum and empties into the Big Wood River. In the early settlement days, the Creek provided sufficient water to irrigate all of the areas ranches, including the old Brass Ranch where Sun Valley Resort is located. Trail Creek provides the majority of the City's surface water and more than 60% of the water supplied to Sun Valley Resort. It also plays a major role in the survival of Sun Valley's wildlife providing abundant fresh water and sheltering trees along its banks.

The habitat and water provided by Trail Creek should be protected from contamination, using riparian setbacks and establishing limits for chemical and fertilizer use in landscaping and agriculture.

➤ *Sun Valley Lake (Site #6)*

This small lake was created in 1937 when Union Pacific Railroad engineers built a darn to hold back the flowing waters of Trail Creek. The dam represents the only significant altering of the waterway since Ernest Bass dug irrigation canals on the Brass Ranch. Today, it is one of the few reservoirs located in Blaine County. An important visual feature and resort amenity, people use the grounds around Sun Valley Lake as a picnic site, peddle-boating and fishing on the lake. The first homes built in the City were located around Sun Valley Lake and many old timers fondly remember the lake as their first "fishin' hole."

All new development near Sun Valley Lake must comply with the riparian, wetland and floodplain regulations, including codes that create a buffer between the built and natural environments and seek to limit the contamination of Trail Creek with harmful pesticides and fertilizers. Development should maintain public use of the lake through access easements.

➤ *Elkhorn Creek and Beaver Ponds (Sites #18 & 20)*

Elkhorn Creek is located in the southeastern portion of Sun Valley, northeast of the Lane Ranch subdivision and flows from Parker Gulch to the southwest, connecting with the Big Wood River. The Elkhorn Creek's historic stream channel had been dry for many years because of the irrigation practices that occurred at the old Lane Ranch which diverted all of the water. In 2000, the Wood River Land Trust restored the Creek and

associated beaver habitats, including returning the creek's stream channel to its original location, re-vegetating the creek banks and installing a fish ladder. The beaver and fish populations are proliferating since this work was done.

The City should maintain this area as wildlife habitat, including its designation as open space, require riparian setbacks and educate the public to help eliminate the use of chemicals and fertilizers near the Creek.

➤ *Independence Creek Preserve (Site #15)*

Independence Creek Reserve is located in the southeastern quadrant of the City, on Independence Creek Road. In 2000, the Cutter and Lyon families donated the fifteen-acre property to the Wood River Land Trust in order to protect the Reserve as open space in perpetuity. Besides being an aesthetic asset to Sun Valley, the property is a natural drainage way and an important wildlife habitat. Hikers share the area with wildlife, crossing the reserve to access the undeveloped ridges around Sun Valley.

➤ *North Lane Ranch Parcel (Site #16)*

The North Lane Ranch Parcel is located in view of the Elkhorn Road Entrance. These undeveloped sage-covered hillsides and ridge tops provide the first impression as travelers enter the City from the south and should continue to be protected for their scenic value. The North Lane Ranch Parcel is also significant because of its immense value to wildlife as wintering habitat and a corridor to access water in Elkhorn Creek and the Big Wood River.

➤ *Bluff Parcel (Site #14)*

The Bluff Parcel is located on the east side of Elkhorn Road at Horseshoe Bend. Its previous owner, the Johns Manville Company, was one of the original developers of the Elkhorn portion of Sun Valley. In 2000, the City received a request to develop the 2.87 acre parcel into private residences. Once the property was recognized for its open space and view corridor values, the community purchased the property using monies from the City's general fund, homeowner's association dues and private donations. The Bluff Parcel, with a restrictive open space deed, was donated to the Wood River Land Trust and is managed by the Sun Valley Elkhorn Masters Association. This successful, community-wide preservation effort creates a precedent for future open space acquisition in the commitment to conserving the open, rural landscape of the City.

References:

Holland, Gwendolyn Spence. Sun Valley: An Extraordinary History. Ketchum, Idaho: The Idaho Press, 1998.

Elevations determined from The United States Geological Services Topographical Maps.

Photos courtesy of The Community Library Regional History Department, Ketchum, Idaho.

ADDENDUM B: FIGURE 11. Areas of Environmental Concern Natural Resource Map, 2006

ADDENDUM B: FIGURE 12. Slope Natural Resource Map, 2006

ADDENDUM B: FIGURE 13. Vegetation Type Natural Resource Map, 2006