

**AGENDA**  
**SPECIAL COUNCIL MEETING OF THE MAYOR AND CITY COUNCIL**  
**IN THE COUNCIL CHAMBERS – 81 ELKHORN ROAD**  
**CITY OF SUN VALLEY, IDAHO**  
**July 21, 2015 – 4:00 P.M.**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT** - *The Mayor and Council welcome comments from the public on any subject. Please state your name and address for the record. Public comments may be limited to three (3) minutes. Please note this is the only time during this meeting that public comment time will be provided.*

**MAYOR AND COUNCIL RESPONSE TO PUBLIC COMMENT (5 min.)**

**COUNCIL COMMENT (5 min.)**

**MAYOR COMMENT (5 min.)**

**QUESTIONS FROM THE PRESS (3 min.)**

**DISCUSSION (90 min.)**

1. Discussion and Review of the Steering Committee and Planning and Zoning Commission Recommendations for the City of Sun Valley (Draft) 2015 Comprehensive Plan Update:
  - A. Overview and update by City staff; ..... 1
    - a. "Specific Plan Areas"
    - b. Adjustments already made to Prospector LUPA
  - B. Discussion on revised Prospector Hill conceptual massing studies; ..... 36
    - a. Future changes to Prospector LUPA to accommodate, if necessary
  - C. Water goals & objectives;
  - D. General plan organization;
  - E. Prioritization of goals, objectives, policies;
  - F. Area of City Impact;
    - a. Juniper Springs
  - G. Remaining tasks, questions, and discussion;
    - a. Hearing scheduled for August 11, 2015
    - b. Public notices and press releases on Friday, July 24
    - c. Public draft will be available on the web on Friday, July 24

**EXECUTIVE SESSION** – Pursuant to Idaho Code 67-2345 section (a), (b) and (f).

**ADJOURNMENT** - *Meeting will conclude after the completion of agenda items or at the latest 9:00 p.m. Any item under discussion or consideration at 9:00 p.m. will be completed. Any remaining items on the agenda will be scheduled for another meeting*

## VISION STATEMENT

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

## EXECUTIVE SUMMARY

The Sun Valley *2015 Comprehensive Plan Update (2015 Update)* is based on community planning principles that focus on the long-term sustainability of our community, the environment, and the economy. The *2015 Update* supports a ten year time frame and presents goals, objectives, guidelines, and policies for the immediate and long-range protection of our City's natural assets and proposes strategies for managing growth while preserving community character. This planning effort includes an understanding of the importance of the natural environment to our community's quality of life and acknowledges that land use decisions can affect human society, the City's natural features, and wildlife habitats far into the future.

The process to develop the *2015 Update* was designed to be inclusive, beginning with the formation of a citizen's steering committee in 2012 and the first public meeting in January 2013. To that end, the planning process offered a variety of ways for the public to share its ideas for the community's future, including citizen surveys, workshops, Town Hall and Steering Committee meetings, and public hearings with the Planning and Zoning Commission and the City Council.

All recommendations within the *2015 Update* endeavor to address the fundamental principle inherent in planning for the next ten years:

***Managing significant growth and change while preserving the unique qualities that attracted us to Sun Valley in the first place.***

The Steering Committee identified three organizing principles and nine guiding goals with supporting objectives that reflect the values of the community and the planning and development direction that residents wish the City to achieve. The organizing principles and goals contained in the *2015 Update* are:

### **PRESERVE THE UNIQUE CHARACTER OF SUN VALLEY**

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

### **ENCOURAGE GROWTH AND MANAGE DEVELOPMENT**

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

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

## **FOSTER REGIONAL COOPERATION**

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

Goal 8. Foster and Encourage Sun Valley Citizen's Interest in Stewardship of This Very Special Sun Valley Community

The *2015 Update* document is presented in four major chapters: The **Overview and Framework** chapter provides planning considerations for updating the *2005 Comprehensive Plan Update* and the **Situational Analysis** section in this chapter summarizes existing conditions and establishes a perspective from which the actions needed to accomplish the City's goals can be viewed. The **Goals, Objectives and Action Items** chapter sets forth organizing principles and specific measurable and achievable tasks toward accomplishing the City's goals. This chapter will be used as a defining guide when considering the form and pattern of all future development including rezoning requests, annexation, subdivisions, planned unit developments, master plans, and site specific development plans. It will also be used to direct provision of public infrastructure and to advance strategies for cooperating with regional partners.

The **Future Land Use** chapter provides updated maps and definitions for land use classifications and expands on direction and guidance for development of three prominent areas, called Land Use Planning Areas that have been identified as deserving special and specific attention. The three Land Use Planning Areas require detailed master planning effort and include: Sun Valley Resort/Village Core; Sun Valley Gateway; and Prospector Hill.

Land use categories in the *2015 Update* include: three residential classifications (*low-density residential, medium-density residential, and high-density residential*); two commercial classifications (*resort commercial and commercial*); as well as *public/quasi-public*, and *Special Sites*; also, an *open space* classification identifies those areas that are precluded from development except that which is specifically needed or related to open space use; a *recreational* classification identifies areas appropriate for recreational purposes where development may be limited. The *2015 Update* includes an Area of City Impact renegotiated with Blaine County and approved in 2012 to address those contiguous lands outside of, but contiguous to, the City boundary which, if developed or redeveloped, will have a significant impact on Sun Valley's entryway, public services and economy.

The **Plan Implementation** chapter explains how the Action Items are prioritized and how the plan will be monitored and reviewed to achieve the Goals and Objectives.

The **Appendices** contains tables, notes, figures, and maps that expand on the information in the main document; common terms and acronyms used in this plan are also included.

The City will need to implement various programs and accomplish a number of tasks for the vision of this plan to be realized. Thus, the *2015 Update* serves as the beginning, not the end, of the planning process.

# 2015 COMPREHENSIVE PLAN UPDATE

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# CHAPTER 1: OVERVIEW AND FRAMEWORK

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The *2015 Comprehensive Plan Update (2015 Update)* is a guiding document to balance future development within the City of Sun Valley. The *2015 Update* establishes a general framework, or community vision, for use in making decisions about the physical, social, economic, and environmental development of the community. While the *2015 Update* looks at the community in a comprehensive manner, it does not contain specific details concerning how each problem, issue, use, or location must be addressed in the future. Instead, the *2015 Update* provides guidance for evaluating future issues in a context which reflects Sun Valley's unique character and development goals. Goals, objectives, necessary actions and strategies are identified to implement the *2015 Comprehensive Plan Update* based upon the community vision and a set of organizing principles.

## I. INTRODUCTION

The City of Sun Valley's current *Comprehensive Plan* was first adopted in 1978 and updated in 1994, 2005, and 2015. The *1994 Update* identified five principal goals, all of which were carried through as the principles for the *2005* and *2015 Updates*:

- Community/Resort Balance
- Protection of Environmental Resources
- Management of Future Growth
- Improvement of Transportation Systems
- Intergovernmental Cooperation/Public-Private Partnerships

Recommendations for implementation of the goals and specific near- and long-term action plans were included in the *1994*, *2005* and *2015 Updates*. During the decade following approval of the *1994 Update*, significant actions were implemented by the City, including adoption of a hillside protection ordinance, mandatory workforce housing regulations (since repealed), and a dark sky ordinance. Road and path improvements were scheduled and constructed.

In recognition of these factors, the City of Sun Valley finds itself at a challenging juncture in its evolution. As an industry leader in an international environment, the Sun Valley Resort must continually enhance its tourist offerings and provide additional housing for new guests and seasonal residents. As a successful community, the City must ensure the continuing vibrancy of the residential community, provide high-quality municipal services that satisfy the discerning needs of its full- and part-time residents, and meet the seasonal needs of the Resort guests and visitors. And, with an unspoiled landscape as the City's primary asset, all stakeholders must work diligently to protect the environment that bespeaks its image.

## A. PLAN PREPARATION

# CHAPTER 2: GOALS, OBJECTIVES, & ACTION ITEMS

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Sun Valley identified three organizing principles from which the goals, objectives, and action items were created:

- Preservation of community character
- Encouragement of growth and management of development in a manner that sets the highest standards
- Strategies for working with neighboring communities to resolve regional concerns

The *goals* are stated as an ideal achievement that reflects broad public purposes; *objectives* are discrete steps by which the broader goal may be achieved; and *action items* are specific statements of action (or tasks) that assist the decision making process in achieving the goals and objectives to which they relate. Together these action items create a “work plan” that guides the City in making informed decisions. This work plan is discussed in greater detail in the Plan Implementation chapter (see Chapter IV).

## I. PRESERVE THE UNIQUE CHARACTER OF SUN VALLEY

*Community character is a comprehensive representation of an area that includes the relationship between the natural and man-made environment. It addresses all aspects of the community land use, public facilities, arts and culture, education, social and economic issues and the physical and natural environment.*

Sun Valley is a special place where the breathtaking natural environment blends seamlessly with quality residential development and a four-season resort to produce a small mountain community of exceptional beauty. This unique character is the singular asset that creates a sense of awe, invites visitors and guests to return, attracts investment in real estate and secures the quality of life for its residents.

The fundamental challenge to Sun Valley in the coming decade is to preserve this community character in the face of growth and significant change. In addition to extensive existing seasonal accommodations and amenities, the Sun Valley Resort proposes development of new luxury accommodations, elegant recreational amenities, and year round activities which target discerning guests interested in longer stays, cultural stimulation, and a low-key ambiance. As beneficiaries of the cultural and recreational aspects of gracious modern living offered by the Resort, Sun Valley residents are poised to enjoy enhanced returns with these proposed additions.

Residents, planners, and elected officials are firmly committed to striking a balance between protection of the existing natural and built assets that enhance our quality of life and the responsible growth that enriches our unique “sense of place”. This commitment extends to meeting high standards for

environmental stewardship and to maintaining a development pattern that retains the City's culture, history, and authenticity while encouraging and endorsing the continued success of our resort economy. This effort will continue to differentiate Sun Valley from other destination resorts and will secure the well-being of the community for generations to come.

**GOAL 1: PRESERVE AND PROTECT NATURAL AND SCENIC RESOURCES, THE ENVIRONMENT, AND OPEN SPACES.**

**OBJECTIVE 1.1: Protect natural and scenic vistas, view corridors, and landmarks.**

***Action Items:***

- 1.1.1 Continue to update all City maps with respect to visual features, open space, water resources, vegetation type, wildlife habitat, and hazardous areas.
- 1.1.2 Identify and map major scenic vistas, grand view corridors, and significant landmarks and continue to develop guidelines to ensure general view protection when considering new development. The identified areas for general mapping and protection consideration include, but are not limited to:
- Prominent views of Dollar and Bald Mountains
  - The high, undeveloped ridges surrounding the City
  - The panoramic mountain and valley views from the saddle of Elkhorn hill
  - The ridge between Trail Creek and Elkhorn Valleys
  - Sun Valley Road pastures (both sides of the road)
  - Penny Hill
  - Elkhorn Road entrance at Highway 75
  - The Lane Ranch North Parcel
  - Elkhorn Creek (and associated creeks and ponds)
  - Bluff Parcel open space
  - The Wood River Land Trust's Independence Creek Preserve open space
  - Sun Valley Lake and dam
  - Proctor, Dollar and Ruud Mountains
  - Trail Creek

- 1.1.3 Coordinate with Idaho Power to relocate the power lines underground in high visual impact areas such as the Horseman’s Center and proposed gondola corridor; and where residential development occurs, including Twin Creeks. Consider various methods of payment.
- 1.1.4 Continue to implement appropriate building setbacks from the center line of Trail Creek Road beginning north of the Sun Valley Laundry to the City limits at Boundary Campground to maintain an adequate scenic corridor and rural transition.

**OBJECTIVE 1.2: Protect wildlife corridors and critical habitats for the ongoing presence and survival of wildlife in the region.**

***Action Items:***

- 1.2.1 Utilizing information from the Idaho Department of Fish and Game or, when necessary, from primary studies, require development to map wildlife activity including, but not limited to, deer and elk corridors and wintering habitats; standards for protection should meet or exceed those created by federal, state and local regulations.
- 1.2.2 Protect wildlife corridors, critical habitats, and urban/wild land interface areas on public and private lands through public-private partnerships, adequate setbacks, and design standards.

**OBJECTIVE 1.3: Protect natural waterways, lakes, and watersheds for present and future generations.**

***Action Items:***

- 1.3.1 Continue to investigate water conservation measures for landscaping and recreational purposes, including golf course development and operations, that reduce the quantity of water used through irrigation and evaporation technologies and, where appropriate, develop incentives to use gray and/or untreated water.
- 1.3.2 Promote the protection of wetlands to secure their value as wildlife habitat and for aquifer recharge.
- 1.3.3 Determine whether current wetland mapping is up-to-date and revise as needed.

**OBJECTIVE 1.4: Protect, conserve, and preserve open space in perpetuity.**

***Action Items:***

- 1.4.1 Identify environmentally and visually sensitive lands on the Future Land Use Map as Open Space. Preserve key open space parcels that help establish the character of the Sun Valley area. Critical tracts of land include, but are not limited to: a) on the west side of Sun Valley Road in the Gateway, the open space land from the road centerline to at least the 2004 tree line; b) on the east side of Sun Valley Road in the Gateway from the

Red Barn to the northern edge of the Horseman's Center parcel a fifty (50') foot open space area from the property line; c) from the northern edge of the Horseman's Center parcel to Dollar Road an open space area from the property line along Sun Valley Road to ten (10') feet beyond the eastern edge of the tree line foliage with an extended fan of designated open space at the Dollar Road/Sun Valley Road intersection; d) Penny Hill; e) lands along Trail Creek; f) Sun Valley Resort land at the Ruud Mountain chairlift and the end of Fairway Road; g) ridgelines, steep hillsides, and common open space lands in Elkhorn; and h) ridgelines, steep hillsides and open space lands identified in the City of Sun Valley.

- 1.4.2 When housing and open space/park proposals are jointly considered, housing should be clustered and the property should be planned to allow for the preservation of the most important open space features (i.e. wildlife habitat or wetlands protection). Sites should be developed and designed with regard to the existing landscape. Buildings should be clustered and the property should be planned to allow for the preservation of the most important open spaces and natural features.
- 1.4.3 Educate and encourage the owners of open space lands to donate properties or easements to conservation land trusts or to the City for permanent open space protection and, when possible, maximize gift benefits to the landowner.
- 1.4.4 Develop a partnership with the Sun Valley Elkhorn Association (SVEA) to designate and protect common open lands within the Association as permanent Open Space.
- 1.4.6 Continue to work with agencies and groups, such as the Nature Conservancy Land Trust, to investigate the creation of an Open Space Fund and to explore funding options for acquiring open space, including new revenue sources such as impact fees, innovative partnerships, and bonding mechanisms. Encourage public and private land owners of open space tracts to prepare and administer management plans so that responsible stewardship of the land is maintained (such as waterways, permanent public access easements, preservation of the natural vegetation, "Leave No Trace" education, control of noxious weeds, and other potential issues).

**OBJECTIVE 1.5: Safeguard environmental hazard areas from development.**

***Action Items:***

- 1.5.1 Maintain Flood Insurance Maps that depict areas within the 100- and 500-year floodplain, including a map of the inundation areas associated with a potential failure of the dam below the Sun Valley Lake.
- 1.5.2 At regular periods, coordinate with the Sun Valley Resort to verify that the Sun Valley Lake dam is in compliance with applicable state and federal safety and maintenance requirements.

- 1.5.3 Require new development in or near an avalanche area, as identified on the City's Natural Hazard Map, to delineate precise boundaries and to provide necessary engineering mitigation to ensure that safe building occurs.
- 1.5.4 Evaluate changes to the City's landscaping ordinances in high probability wildfire hazard areas.
- 1.5.8 Continue an aggressive City-wide plan, in cooperation with the Blaine County –Weed Abatement Department, to eliminate noxious weeds on all public and private property in the City and the surrounding area.

**GOAL 2: PROMOTE THE HEALTH OF THE AREA'S RESORT ECONOMY.**

**OBJECTIVE 2.1: Seek to maintain and enhance Sun Valley Resort's status as an internationally renowned year-round resort.**

***Action Items:***

- 2.1.1 Provide the Sun Valley Resort with the support and partnership it needs to continue to be a distinctive year-round resort in its highly competitive industry, while maintaining the unique character of the region, protecting the natural beauty and resources of the region, and providing for the long-term needs of the City.
- 2.1.2 Encourage the development of Sun Valley Resort amenities and facilities that serve tourists, residents, and visitors, for the purpose of promoting the economic success of the Resort.
- 2.1.3 Facilitate, to the extent possible, the quality, affordability, and reliability of commercial air service to Sun Valley and the Wood River Valley.

**OBJECTIVE 2.2: Promote a healthy and diverse economic base that enriches the local economy and the tourist industry.**

***Action Items:***

- 2.2.1 Seek to maintain and encourage businesses and nonprofits (e.g. Community\_School) that offer a diverse range of services and retail sales for the needs of the tourist base and the permanent residents.
- 2.2.2 Support a strategic and unified marketing effort that reinforces the unique nature of Sun Valley and character of the community.
- 2.2.3 Recognize the role that Ketchum currently fills as the commercial center for northern Blaine County and work to uphold its continued success.

**GOAL 3: FOSTER SOCIAL, ECONOMIC, AND EDUCATIONAL DIVERSITY AND PROTECT THE VITALITY AND CULTURAL HERITAGE OF SUN VALLEY.**

**OBJECTIVE 3.1: Provide a sufficient quantity and mix of workforce housing to retain a high-quality workforce and a diverse social and economic population of all ages.**

***Action Items:***

- 3.1.1 Evaluate incentives to maximize the participation of the business community, residential developers, local governments, and nonprofit organizations to contribute to the development of workforce housing.
- 3.1.2 Where workforce housing is provided off site, evaluate the transportation impact and require development to mitigate increased transit demand (i.e., through mandatory park and ride, support for Wood River busing, phasing of development, etc).
- 3.1.3 Provide for a mix of workforce housing types, including sale and rental units, and encourage integration of units into all development zones of the City to provide for a healthy social and economic balance for the community.
- 3.1.4 Evaluate design guidelines for workforce housing to promote a high quality site planning and architecture that maintains the character of Sun Valley.
- 3.1.5 Evaluate funding mechanisms to assist with the development of workforce housing and to mitigate the transportation impacts of off-site development.
- 3.1.6 Pursue agreements with the Blaine County Housing Authority (BCHA) and other appropriate entities for the management of workforce housing units constructed under the development regulations and incentives of Sun Valley.
- 3.1.7 Monitor and update demographic data and workforce housing demand in order to appropriately meet the need.

**OBJECTIVE 3.2: Maintain and enhance a wide range of recreational opportunities for residents and visitors to keep the Sun Valley experience unique and active.**

***Action Items:***

- 3.2.1 Encourage Sun Valley Resort to ensure their current and future offerings of winter and summer recreation remain open to the public and are not limited to their guests. These offerings include, but are not limited to: ice skating, Nordic skiing, golf, access to Dollar Mountain/Elkhorn ski areas, and other open space use for snowshoeing, hiking, biking, and equestrian programs. Inventory these offerings, obtain needed public easements and seek use agreements as appropriate.
- 3.2.2 Encourage the Sun Valley Resort, Elkhorn Springs, and other property owners to expand the winter activities at Dollar Mountain/Elkhorn ski area and on their golf courses to meet the changing needs of the resort industry, such as the provision of additional skiing, snowboarding, sledding, and tubing activities.

- 3.2.3 Encourage the pasturing of horses and public access to equestrian amenities such as sleigh rides, horse trails, and the Horseman’s Center Barn.

**OBJECTIVE 3.3: Maintain and enhance the arts, educational, and cultural attractions for the enrichment and vibrancy of the community.**

***Action Items:***

- 3.3.1 Support and encourage appropriate entertainment and cultural activities on the Meadows Site (City owned 5-acre parcel).
- 3.3.2 Partner with the Sun Valley Resort to utilize Dollar Mountain as a site for outdoor cultural activity and a large concert venue throughout the summer.
- 3.3.3 The Community School is an important community resource. Provide The Community School with the support and partnership it needs to continue to be a successfully educational institution and a key provider of arts, educational, and cultural attractions to meet the long-term needs of the City.

**OBJECTIVE 3.4: Recognize and respect historically significant properties and landmarks within Sun Valley.**

***Action Items:***

- 3.4.1 Support and work with Sun Valley Resort to protect sites of historical and cultural significance.
- 3.4.2 Periodically update the list of Sites of Historical and Cultural Heritage in Addendum A of the Appendix.

**OBJECTIVE 3.5: Support the contributions of community-based assets to the social and economic fabric of the community.**

***Action Items:***

- 3.5.1 Recognize the contribution of schools, religious organizations, and other nonprofit organizations to the richness and diversity of the community and support these non-profit organizations in resolving their need for workforce housing, facility maintenance, and expansion.
- 3.5.2 Foster long-term relationships with the Sun Valley Resort, SVEA, The Community School, and the City of Ketchum to continue the use of respective facilities for civic meetings, music, art and cultural events and for recreation.
- 3.5.3 Recognize The Community School’s future needs, including lands, classrooms, sports fields, parking, and staff resident housing.

**II. ENCOURAGE GROWTH AND MANAGE DEVELOPMENT**

*The manner in which the man-made environment co-exists with its natural landscape represents community values. Every modification to that environment presents an opportunity to promote a sense of pride and should be developed in a manner that enriches and enlivens the community.*

*The City of Sun Valley will work with its citizenry and developers to generate heightened awareness of the importance of the built environment to the community's quality of life. This creates the context for appropriate land use and design at all levels, including the adjacent neighborhood, the City, and the region. Directing growth in a comprehensive manner, with a rational system of land uses and development guidelines, best ensures that the balance between community preservation, Sun Valley Resort needs, and environmental protection will be achieved. This includes a well-defined land use plan, established zoning criteria, quality design guidelines, and an explicit and adequately funded course of action for the provision of public services.*

**GOAL 4: PROMOTE DEVELOPMENT THAT HONORS PRIVATE PROPERTY RIGHTS, IS SENSITIVE AND COMPLEMENTARY TO ADJACENT PROPERTIES AND RESPECTS THE NATURAL SCENIC SETTING AND VIEWS.**

**OBJECTIVE 4.1: Ensure that development is designed and built in a manner that protects the natural landscape, is of high design quality, and is compatible with the traditional building scale of the neighborhood.**

***Action Items:***

- 4.1.1 In multi-family residential zoning districts, evaluate the appropriate mass, scale, building heights, and setbacks to maintain the character of traditional building sizes on lots within the neighborhood, to develop residential buildings at human scale and to protect the traditional development pattern within the natural environment and neighborhood. Amend ordinances, as appropriate.
- 4.1.2 Seek to maintain the existing nature of development in the City in architectural design features including the establishment of spatial and design characteristic guidelines.
- 4.1.3 Identify, protect, and improve, as appropriate, the entryways to Sun Valley through adopted design standards and land use development regulations, including distinctive, attractive, and readable signage, native vegetation, and setbacks.
- 4.1.4 Require landscape buffers, where appropriate, to separate land use changes and to maintain the open, non-urban nature of Sun Valley.
- 4.1.5 Work cooperatively with property owners to locate and design signage that is consistent, readable, and attractive.
- 4.1.6 Continue to fully implement and enforce the Dark Sky Ordinance.

**OBJECTIVE 4.2: Ensure that development is designed, built, and managed in a manner that protects the environment including effects on air, water, and climate.**

***Action Items:***

- 4.2.1 Evaluate incentives and design guidelines to encourage use of solar energy and other sustainable building practices throughout the City.
- 4.2.2 Encourage the reuse, relocation, and recycling of existing buildings and the recycling of used building materials instead of destruction and dumping in the landfill.
- 4.2.3 Maximize all aspects of mass transportation and pedestrian and bicycle travel in new development to reduce individual car trips.
- 4.2.4 Promote the use of fuel efficient vehicles and motorized vehicles that are low in emissions.
- 4.2.5 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.
- 4.2.6 Conduct a specific study, in partnership with the Sun Valley Water and Sewer District, to evaluate measures to conserve water resources for existing and new developments, including but not limited to: metering, low-water landscape consumption, low-use watering technologies, gray water use, and a public education program.
- 4.2.7 Install pet waste management systems at all parks, major trailheads, and along public pedestrian and bicycle ways within the City.
- 4.2.8 Encourage recycling efforts by residential and commercial properties.

**OBJECTIVE 4.3: Promote residential and commercial land uses that provide for a diversity of resident and visitor housing and that support a year-round resort economy.**

***Action Items:***

- 4.3.1 Evaluate zoning regulations to ensure 1) transitions from commercial to residential zoning have adequate setbacks, landscape buffers, and building transitions and 2) residential development within the commercial core is apportioned in a manner that sustains commerce but does not displace businesses necessary to support visitors and full time residents.
- 4.3.2 Review and revise the commercial core ordinances to consider 1) the development and encouragement of a variety of residential uses, including smaller condominium units and studios; 2) commercial development parking standards; 3) requirements for transit facilities and operational support; and 4) the provision of public benefits.

- 4.3.3 Develop and implement subdivision and design review ordinances to accommodate fractional share properties and review current City regulations for time-share units.

**OBJECTIVE 4.4: Direct and guide appropriate and limited development in three special areas; classify each area as a Land Use Planning Area (LUPA).**

The City of Sun Valley, through the *2015 Update* process, has identified three Land Use Planning Areas (LUPA) as critical to the future of the Resort and the community. Each property is of particular importance due to its prominent location, valued open lands, scenic views, and capacity to provide for needed public facility expansion, community housing, Resort amenities and/or permanent open space. These areas include:

- Sun Valley Resort/Village Core
- Sun Valley Gateway
- Prospector Hill

***Action Items:***

- 4.4.1 Address the development of each Land Use Planning Area on a case-by-case basis. The City may avail itself of contract zoning provisions (afforded by Idaho legislation) and/or Development Agreements in the review and approval of LUPA development proposals.
- 4.4.2 Guide the development within the Land Use Planning Areas by specific uses, area delineations, development parameters, and design standards. It is expressly understood that maximum potential densities are assigned to each Land Use Planning Area and, in many cases, these density limits may be less than the density established through the underlying zoning. (Specific land uses and maps of each Land Use Planning Area are presented in Chapter III, Future Land Use.)

**OBJECTIVE 4.5: Manage growth surrounding the current City boundaries to protect the entries to the City and to meet future public facility, service, transportation, and community housing needs of the City.**

***Action Items:***

- 4.5.1 Work cooperatively with the City of Ketchum and the Sun Valley Resort to ensure that transportation, community housing, Resort commercial development, and recreation uses are coordinated and meet the needs of both cities and the developer and are planned in accordance with the development of the Sun Valley Resort lands within the City of Sun Valley.

**OBJECTIVE 4.6: Provide a regulatory system that is clear, consistent, predictable, and efficient.**

***Action Items:***

- 4.6.1 Amend the zoning ordinances to implement the Future Land Use Map.
- 4.6.2 Continue to identify, update, and correct the zoning map for existing land uses that conflict with the underlying zoning and for nonconforming development.

**GOAL 5: PROVIDE FOR NECESSARY AND APPROPRIATE PUBLIC FACILITIES, SERVICES, AND EDUCATIONAL OPPORTUNITIES TO SERVE EXISTING POPULATIONS AND NEW GROWTH.**

**OBJECTIVE 5.1: Plan for the public facility needs of population growth.**

***Action Items:***

- 5.1.1 Require developers to prepare necessary studies to fully understand, assess, and mitigate impacts, including but not limited to traffic and transportation, streets and public rights of way, erosion and sedimentation, storm water management, landscape treatment, paths, parking, water, wastewater, schools, parks, recreation, natural systems, and open space.
- 5.1.2 Provide for the strategic phased development of large or master planned developments to ensure that sufficient public facilities and services exist prior to or concurrently with new development.
- 5.1.3 Plan for the expansion of City Hall by identifying a growth area on the Future Land Use Map.
- 5.1.4 Plan for the development of a Sand Storage Facility within the community that is easily accessible but strategically located out of the public eye.
- 5.1.6 Maintain and expand partnerships with schools, churches, and other nonprofit organizations to utilize facilities for community programs and meetings.
- 5.1.7 Create a parks and open space plan to identify and map potential pocket parks within the City including the City Complex, the old Elkhorn Stable, upstream from Old Dollar Bridge, near the Bluff Parcel, and at the entrance of Juniper Road. Where appropriate, facilitate development of fitness and child play areas, benches, tables, and drinking fountains.
- 5.1.8 Work with Idaho Department of Transportation to evaluate mechanisms for including that portion of Trail Creek Road within the City limits into the purview of City of Sun Valley.
- 5.1.9 Explore the construction of a joint maintenance facility with the resorts and/or other public jurisdictions.

**OBJECTIVE 5.2: Ensure that growth pays its own way by supporting necessary and expanded facilities and services.**

***Action Items:***

- 5.2.1 Work with Sun Valley Water and Sewer District to ensure that sufficient wastewater treatment capacity, a sufficient, high-quality domestic water supply, and necessary levels of firefighting water supply are available for existing and future use.
- 5.2.2 Plan for a Fire substation and a potential Police substation in the Trail Creek/Sun Valley Village area with associated workforce housing units to accommodate anticipated growth and to ensure adequate public safety/emergency responsiveness.
- 5.2.3 Evaluate the impacts on public facility services in the proposed Area of City Impact.
- 5.2.4 Evaluate the need for development fees for new development, both residential and commercial, to assist in meeting the demands of new growth on public facilities and services both in Sun Valley and in the region.
- 5.2.5 Develop new systems for enforcing Idaho Transportation Department (ITD) street weight limits and develop new regulations for commercial carriers to cover building and waste materials while traveling within City limits.
- 5.2.6 Develop a specific plan for enforcing “break up” limits on City streets during wet spring seasons. Require mitigation plans as needed.
- 5.2.7 Evaluate and require all communication franchises to provide state of the art service and equipment.

**GOAL 6: SUPPORT THE CONTINUED DEVELOPMENT OF AN INTEGRATED TRANSPORTATION SYSTEM THAT PROMOTES A RECREATIONALLY-ACTIVE COMMUNITY, ENCOURAGES NON-MOTORIZED TRANSPORTATION, AND REDUCES CONGESTION AND AIR POLLUTION.**

**OBJECTIVE 6.1: Anticipate and plan for a balanced, integrated transportation and parking system for residents, visitors, and commuters on an on-going basis.**

***Action Items:***

- 6.1.1 Update the *1997 Transportation Plan*, including implementation actions and recommendations.
- 6.1.2 Require development applications to include transportation studies, proposed mitigation, expansion service, and infrastructure plans when new development or redevelopment is expected to significantly increase traffic, parking, trail, and/or transit demands. Plans should maximize pedestrian and bicycle-oriented travel; should

encourage and design for mass transit travel; and should minimize increased vehicular traffic and parking on city streets and in the region.

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

**OBJECTIVE 6.2: Encourage and plan for the increased use and provision of mass transit service both locally and on a regional basis.**

***Action Items:***

- 6.2.1 In approving new development, provide for the operations of Mountain Rides by evaluating existing bus routes and analyzing new trends in growth and use including bus pullouts, bus shelters, and increased bus frequency.
- 6.2.2 Work with the City of Ketchum and Sun Valley Resort to evaluate the feasibility of constructing a transit gondola that links the River Run base to the Village Core and to downtown Ketchum.
- 6.2.3 Continue to work with Blaine County, its municipalities, Mountain Rides, and the Sun Valley Resort to provide for mass transit (e.g., bus, rail, gondola, trolley) in a coordinated manner, under one umbrella organization, to meet the needs of commuters, tourists, and residents.

**OBJECTIVE 6.3: Provide for a safe street system to meet current and future traffic needs.**

***Action Items:***

- 6.3.1 As a part of the 1997 Transportation Plan update process, develop an understanding of traffic volumes on City streets by street type, identifying areas of traffic congestion and traffic safety concerns; where problems occur, explore and implement traffic calming strategies as necessary.
- 6.3.2 Consider alternatives that reduce the complexity and improve the safety at the Elkhorn/Dollar/Old Dollar/Fairway Road intersection, including consideration of a roundabout, turn lanes, well-marked pedestrian crossings, well-developed traffic signage and street striping, and/or minor relocation of either Elkhorn Road or Dollar Road.
- 6.3.4 Develop and implement streetscape and signage standards and design a distinctly-identifiable Sun Valley look that serve to safely direct pedestrian, bicycle and vehicular traffic.
- 6.3.5 Develop and implement design standards that maximize the use of public rights-of-way space for pedestrian and bicycle path amenities, safety, and environmental considerations.

- 6.3.6 Require and enforce encroachment agreements along all City streets and property to preserve City property and rights-of-way.
- 6.3.7 Develop a Five Year Capital Improvements Program to include schedules and estimated costs for identified projects; review the plan on a yearly basis for minor modifications.

**OBJECTIVE 6.4: Encourage the use and expansion of public paths and trails.**

***Action Items:***

- 6.4.1 Extend the primary pathway along Trail Creek Road to Boundary Campground.
- 6.4.2 In conjunction with the Sun Valley Community Trails Group or a similar organization, identify and obtain permanent access easements, land grants, conservation easements or other opportunities, where appropriate, for recreational trailheads, trails, and/or parking across open space lands. Obtain easements, whenever possible, at the time of development approvals.
- 6.4.3 Encourage the establishment and maintenance of a system of dedicated recreational trailheads and trails throughout the City that 1) connect existing neighborhoods, parking, open spaces, and other natural areas and that 2) provide trail linkages to neighboring communities, the bike path, parking, transit services, and federal lands.
- 6.4.4 Develop standards, policies, and educational programs designed to address potential impacts and to increase awareness of user impacts on open space trails. Promote a “Leave No Trace” ethic for City trails, parks, and open space.
- 6.4.5 Develop and enforce appropriate bike path site lines, safety regulations, and signage (to include safety items, directions, and distances point to point).

### **III. FOSTER REGIONAL COOPERATION**

*The goal of fostering regional partnerships is to focus on the needs of the broader Wood River Valley community as we seek mutually beneficial solutions to population growth, environmental impacts and sustainability.*

The ability to resolve regional issues depends on cooperative partnerships that foster both rational growth and sustained prosperity in the broader community. Issues such as the environment, housing, transportation, social concerns, and economic stability cannot be addressed internally or unilaterally but must be considered as the shared responsibility of all jurisdictions. To that end, the City must develop productive, working relationships with its many regional partners to address issues that directly affect the future of the Wood River Valley. As good stewards of the region’s assets, these partnerships can ensure a future that is sustainable and beneficial.

**GOAL 7: PROMOTE PARTNERSHIPS WITH NEIGHBORING COMMUNITIES, BUSINESSES, AGENCIES, AND ORGANIZATIONS TO ADVANCE THE CITY’S AND THE REGION’S SOCIAL, CULTURAL, ECONOMIC, AND ENVIRONMENTAL HEALTH.**

**OBJECTIVE 7.1: Initiate, encourage, support, and participate in regional partnerships to provide for solutions to social, educational, and recreational issues.**

***Action Items:***

- 7.1.1 Continue to evaluate appropriate site(s) for the performing arts (e.g., multiple use, indoor or outdoor, large amphitheater) and investigate options for possible regional development.
- 7.1.2 Initiate and participate in regional discussions on a full range of educational opportunities to meet the needs of the citizens of all ages.
- 7.1.3 Coordinate with Blaine County Recreation District (BCRD) and other partners such as the Sun Valley Community Trails Group to develop an integrated recreation system including open space, trails, parks, and other recreational amenities and services.
- 7.1.4 In partnership with Blaine County, monitor and evaluate the educational, social, cultural, and housing needs of the resident ethnic groups.

**OBJECTIVE 7.2: Initiate, encourage, support, and participate in regional partnerships to provide solutions to environmental issues.**

***Action Items:***

- 7.2.1 Recognizing the detrimental impacts of climate change, work with local governments to evaluate regulatory actions that reduce pollutants that contribute to climate change, including, but not limited to, industrial and vehicular emissions and building construction. Develop incentives and practices that support this goal.
- 7.2.2 Clarify with the State of Idaho Department of Water Resources, Sun Valley Resort, Sun Valley Water and Sewer District, and communities within the Wood River Valley that water rights are sufficient for current and future uses of the City and the region.
- 7.2.3 Cooperate with the Sun Valley Water and Sewer District Board to 1) ensure that adequate supplies of high-quality domestic water and waste treatment capacities are sufficient for current and future build-out of the densities zoned for the City, the Area of City Impact, and the region and 2) cooperating with supplemental studies, as necessary, on water quality surveys, sewer upgrades, and water conservation.

**OBJECTIVE 7.3: Encourage, support, and participate in regional partnerships to provide for workforce housing.**

***Action Items:***

- 7.3.1 Actively participate on the Blaine County Housing Authority (BCHA) Board for the development and management of workforce housing.
- 7.3.2 Continue to participate in the planning for assisted living residential development either within the City or regionally.

**OBJECTIVE 7.4: Encourage, support, and participate in regional partnerships to provide for public transportation.**

***Action Items:***

- 7.4.1 Participate in regional partnerships to provide for efficient and cost-effective mass transit, efficient highway and street expansion, and non-motorized travel in the region.
- 7.4.2 Support funding for regional mass transportation improvements and operations that draw upon the resources of the Sun Valley Resort, commercial enterprises, residents, visitors, and the cities, county, state, and federal governments.
- 7.4.3 Continue to appoint a liaison to focus on regional transportation planning activities, including the *1997 Transportation Plan Update* and to communicate regularly with regional representatives such as Blaine County, Idaho Transportation Department, Ketchum, Hailey, Bellevue, Mountain Rides, and Sun Valley Resort.
- 7.4.4 Consider and evaluate a variety of transportation alternatives and issues in the *1997 Transportation Plan Update process*, including car pool parking areas, use of railroad right-of-way for transit opportunities, development of a gondola, shared ground transportation to and from the airport, additional bus services, bus stops and shelters, coordination with Ketchum on downtown parking, more frequent bus service to Ketchum, out of county commuters.

**OBJECTIVE 7.5: Encourage, support, and participate in regional partnerships to provide for rational land use decision-making and for a healthy economy.**

***Action Items:***

- 7.5.1 Actively inform other jurisdictions of Sun Valley Resort development and seek to identify and address regional concerns and opportunities that serve to meet the growth of the Resort.
- 7.5.2 Work with regional partners to jointly develop policies, standards, and fee structures that will be applied uniformly, when appropriate, throughout the region to ensure that growth pays its own way.

**OBJECTIVE 7.6: Encourage new public and private enterprises.**

***Action Items:***

- 7.6.1 Investigate and promote diversity in commercial enterprises.
- 7.6.2 Promote, support, and provide enhanced telecommunication infrastructure in the City of Sun Valley.
- 7.6.3 Partner regionally to investigate diversity in commercial enterprises; to coordinate with other agencies and land owners adjacent to the City; and to participate in regional discussions on enhanced telecommunication infrastructure.
- 7.6.4 Support the marketing efforts of the Sun Valley Marketing Alliance (SVMA), Sun Valley Economic Development (SVED, formally Sustain Blaine), and other similar groups.
- 7.6.5 Promote and support measures that enhance the economic climate for entrepreneurs and small businesses in the community.
- 7.6.6 Participate in the planning for financial support of assisted living residential development either within the City or regionally.
- 7.6.7 Ensure that empty conduit is placed into appropriate open utility trenches so that fiber and other essential broadband infrastructure can be installed in the future, minimizing site and street infrastructure disturbance for future provision.
- 7.6.8 Ensure that development code regulations continue to support home based businesses while minimizing negative effects of enterprise on surrounding neighbors and the community.

# CHAPTER 4: PLAN IMPLEMENTATION

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## I. PLAN UPDATE AND REVIEW

Implementation of the Action Items assures the achievement of the Goals and Objectives set forth in the *2015 Update (See Chapter II, Goals, Objectives and Action Items)*. With forecast information provided to year 2030, the 2015 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 *2015 Update*. Budgetary policy, capital improvement funding strategies, planning techniques, and periodic plan review are important facets of the timely implementation of Action Items.

The 2015 Update will be monitored on a continual basis and reviewed periodically 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.

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.

## II. 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)**

<b>A. SHORT-TERM ACTION ITEMS</b>	
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 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
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
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

<b>B. MID- TO LONG-TERM ACTION ITEMS</b>	
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 <b>BCHA</b> to manage workforce housing
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
5.2.7	Develop plan to enforce break up limits on City streets with mitigation plans
6.1.1	Update the <i>1997 City of Sun Valley Transportation Plan</i>
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.

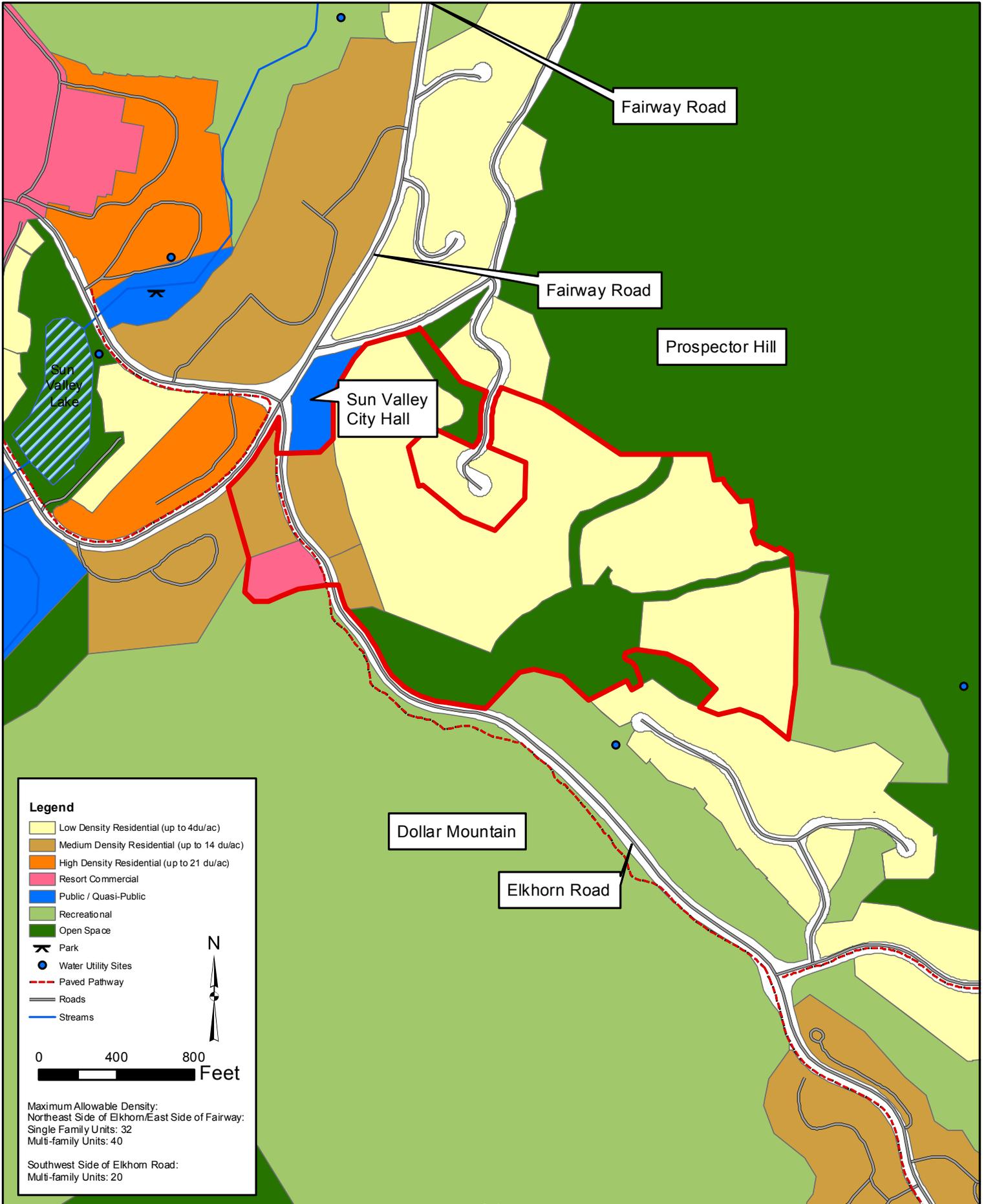
6.3.6	Develop & implement standards to maximize use of public rights-of-way
6.3.7	Require and enforce encroachment agreements along all City streets
6.4.1	Extend pathway along Trail Creek Road to Boundary Campground
6.4.2	Identify and obtain permanent access easements across open space lands
6.4.3	Establish 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
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

<b>C. ON-GOING ACTION ITEMS</b>	
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
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

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

# Prospector LUPA



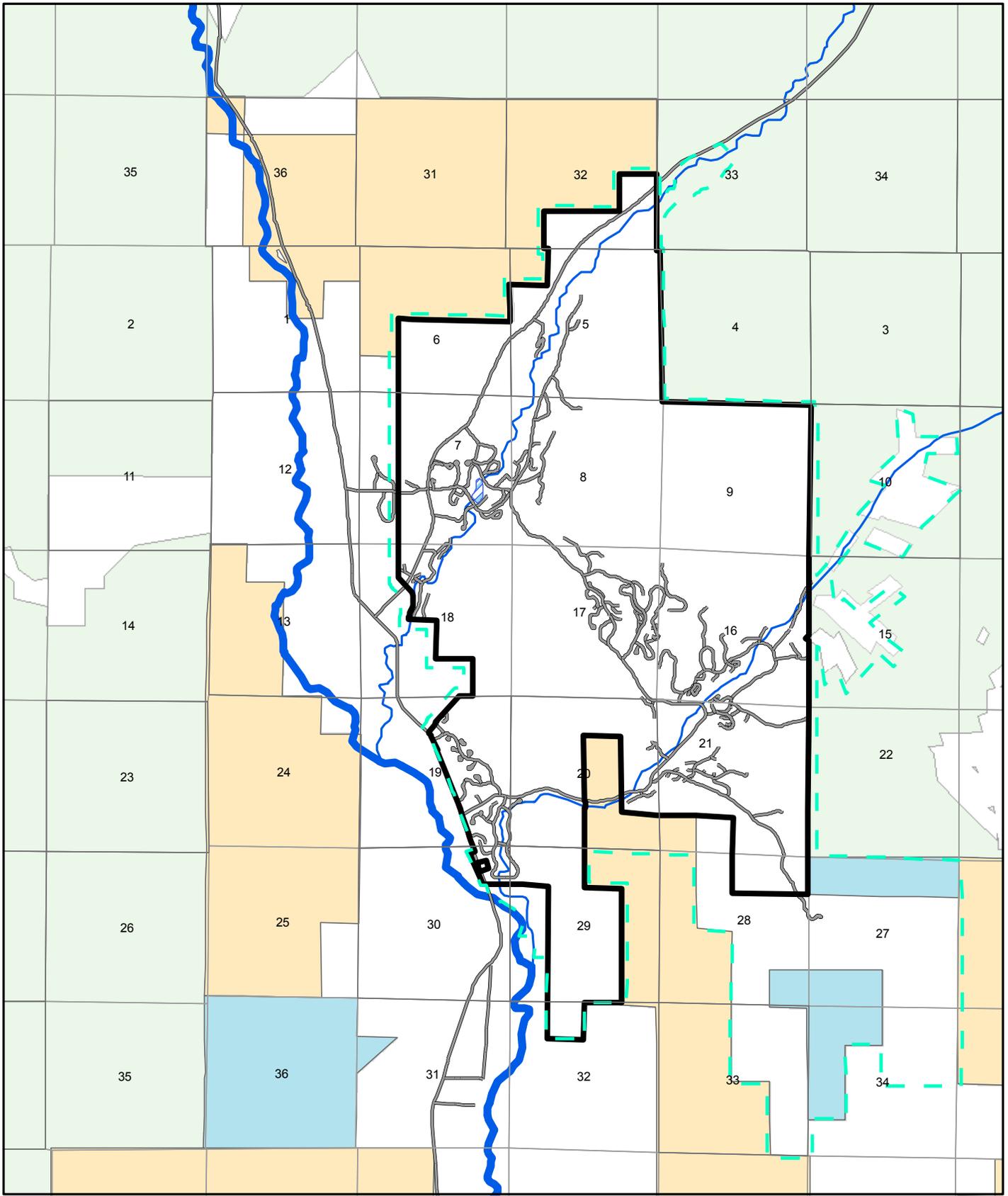
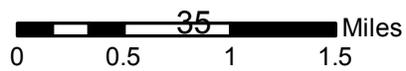


Figure 9. Current Area of City Impact, Sun Valley, Idaho





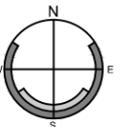
 PROPOSED AREA OF 30' BUILDING HEIGHT LIMIT

JULY 13, 2015

ALL AERIAL AND TOPOGRAPHIC INFORMATION IS PROVIDED BY BENCHMARK ASSOCIATES AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION.

# PROSPECTOR HILL AREA - LOW DENSITY SITE PLAN

SCALE: 1"=200'-0"





JULY 17, 2015

**PROSPECTOR HILL AREA - LOW DENSITY VIEW B PHOTO**





JULY 17, 2015

**PROSPECTOR HILL AREA - LOW DENSITY VIEW D PHOTO**

