



Comprehensive Plan & Future Land Use Map Amendment Application

March 14, 2011



Applicant: Sun Valley Company
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Exhibits:

Sun Valley Vision Plan (March 14, 2011)

Land Use Planning Areas (#1 - #5)

1. I-14. REMOVE INFERENCE TO ENACT ORDINANCE TO PROTECT HISTORIC PLACES

Existing Language: Fourth paragraph, second sentence: *“The City of Sun Valley will consider more detailed mapping of its built and natural visual resources and the enactment of an ordinance to ensure protection of these valued public spaces.”*

The 1994 Comprehensive Plan Update indicates that “traditional sites and structures” should be protected (page 39). These locations include the Red Barn, Trail Creek Cabin and Hemingway Memorial, Rudd Mountain Ski Lift, Sun Valley Lodge, Power House, Opera House, Horse Stables and Harriman Cottage. All of these sites are on land owned by Sun Valley Resort. The Resort wants to retain the right to make renovations, replace structures and/or potentially redevelop should circumstances require this action. They should not be hindered by an ordinance limiting Resort’s ability make changes on the land they own. Sun Valley Resort has a proven record of respecting the character of Sun Valley, to which these structures play a large part, and will continue to respect the built and natural visual resources that are important to the character and citizens of Sun Valley.

Proposed Change: *“The City of Sun Valley will consider more detailed mapping of its built and natural visual resources and will work with the Sun Valley Resort to ensure the preservation of these resources provided it is in the best interest of the Resort, the character of the City and the community.”*

2. I-25. REVISE WORDING THAT IMPLIES ALL LAND ON BOTH SIDES OF SUN VALLEY ROAD WILL BE PRESERVED

Existing Language: Second full paragraph, second sentence: *“The City plans to coordinate with the Sun Valley Resort to preserve approximately 1,500 acres of Resort-owned land as permanent open space, including the pasture along both sides of Sun Valley Road (Penny Pasture)...”*

This language conflicts with the description of the Sun Valley Gateway Land Use Planning Area (page III-21), which indicates that townhome development is planned for the west side of Sun Valley Road at the toe of the slope in a location sufficiently set back from the dominant mountain and pasture views. The plan for the west side of Sun Valley Road has not changed from this premise and includes the potential for 40 multi-family housing units. Additionally, there is proposed development on the east side of Sun Valley Road behind the Red Barn that includes workforce housing, recreation fields and storage areas.

Proposed Change: *“The City plans to coordinate with Sun Valley Company to preserve land not proposed for development along Sun Valley Road as permanent open space ...”*

3. I-30. REVISE WORDING TO REFLECT CURRENT PROPOSED GONDOLA ALIGNMENT

Existing Language: Second full paragraph, first sentence: *“...and supports consideration of a gondola that has been proposed by the Resort to serve Dollar and Baldy mountains from the Resort property.”*

The proposed alignment for the gondola has changed since the 2005 Comp Plan Update was completed. The gondola is now proposed to run between the Sun Valley Village Core over the meadow parcel and past the Red Barn into Ketchum and then continue along the bike path right-of-way to River Run. Additionally, this is not a proposal from the Resort only; a multi-jurisdictional Community Connector Committee is studying the feasibility of alternative transportation and is working to move the initiative for a gondola forward.

Proposed Change: *“...and supports consideration of a gondola that has been proposed by the Community Connector Committee to serve Sun Valley, Ketchum and River Run.”*

4. II-13. REVISE OBJECTIVE 3.4 TO REMOVE OBJECTIVES 3.4.1 AND 3.4.2

Existing Language: *“3.4.1. Pursue Certified Local Government designation, establish an historic commission and evaluate the feasibility of establishing an historic district.”*

“3.4.2. Identify historical properties and landmarks within the City of Sun Valley and develop preservation and design standards to protect and retain these historical buildings and landmarks. These buildings and landmarks include, but are not limited to: Trail Creek Cabin, Hemingway Memorial, Ruud Mountain Ski Lift, Sun Valley Lodge and Outdoor Ice Rink, Opera House, Sun Valley Inn and mall, Idaho Power Plant, and Red Barn.”

As discussed in #1 above, the rights of the land owner should not be infringed upon by historic district and design standards that would limit their ability to make renovations, replace structures and/or redevelop as needed. Furthermore, an attempt to pass an ordinance to convene an historical commission was made in 2006, which was not successful due to insufficient support. The Sun Valley Resort has proven that there are no better stewards of the land and the character of the Valley and should be granted the authority over the property owned by the Resort.

Proposed Change: Delete both sections.

5. III-8. REVIEW AND REVISE THE SPECIAL SITES LIST

Figure 2, Special Sites, includes several areas and structures located on land owned by Sun Valley Resort. The inclusion of these sites significantly impacts the Resort’s

ability for renovation, redevelopment and expansion. The applicant requests a review of the sites included as Special Sites, including the Sun Valley Inn/Lodge/Outdoor Ice Rink/Opera House, Proctor Mountain and Sun Valley Road (both sides of the road). As mentioned in #4 above, Sun Valley Resort has a proven track record of respecting the land and the character of Sun Valley and should be permitted to redevelop and expand as required to best serve the needs of not only the community of Sun Valley, but also the guests of the Resort.

6. III-11. REVISE REQUIREMENTS FOR LUPA MASTER PLAN FOR ANY DEVELOPMENT WITHIN A LUPA

Existing Language: Third paragraph, first sentence: *“The 2005 Update requires that a LUPA master plan be approved and recorded by the City before any development within a LUPA located in the City of Sun Valley can commence.”*

The requirement for a full LUPA master plan for ANY development within a Land Use Planning Area limits the Resort’s ability to update, renovate and/or move facilities currently located within a LUPA. Under the current requirements, changes such as moving the laundry facility out of the village core area on the east side of Sun Valley Road to a location on the west side of the road would require a master plan for the entire Village Core LUPA. The information required for a master plan application includes a preliminary traffic evaluation; description of general mass, scale and character of buildings; summary of public facility requirements and estimated phasing. This would make even a minor development change such as moving laundry facilities impossible until the Resort is ready to submit a complete master plan development application.

Proposed Change: *“A LUPA master plan shall be required for major development within a Land Use Planning Area that significantly changes the existing conditions. Major development may include the addition or demolition of a building over 50,000 square feet, new roads or the significant realignment of existing roads. Minor development may include moving facilities within a LUPA or renovating, changing or altering existing facilities and/or minor road adjustments.”*

OR

“A LUPA master plan shall be required for major development within a Land Use Planning Area that significantly changes the existing conditions. The determination as to whether development significantly changes the existing conditions and is therefore considered “major” shall be based on an administrative recommendation on a project by project basis.”

7. III-14. REMOVE REQUIREMENT THAT REPLACEMENT WORKFORCE HOUSING BE BUILT WITHIN VILLAGE CORE

Existing Language: Third paragraph, third sentence: *“If a demolition or loss of any or all of these 200 existing workforce housing units occurs, then new workforce housing shall be provided by the developer within this LUPA for at least the same number of employees formerly housed in any unit lost to demolition or redevelopment.”*

Fourth paragraph: *“In addition to the existing workforce housing units in the LUPA, additional workforce housing units will be required for new commercial and new residential development. It is encouraged that additional workforce housing units be integrated into the residential and commercial developments on site.”*

The revised vision plan includes workforce on the west side of Sun Valley Road within the Village Core. Other areas within Sun Valley have also been identified and found appropriate for workforce housing. The Resort should not be regulated to put workforce housing in areas that may not be the most appropriate location, but should have the right to build housing for their employees in areas deemed appropriate.

Paragraph four on this page should be deleted due to the fact that the City does not have the authority to mandate workforce housing.

Proposed Change: *“If a demolition or loss of any of all of these 200 existing workforce housing units occurs, then new workforce housing shall be provided by the developer within Sun Valley for at least the same number of employees formerly housed in any unit lost to demolition or redevelopment.”*

The fourth paragraph should be deleted.

8. III-21. REVISE TO REFLECT CURRENT VISION FOR GATEWAY LUPA

Existing Language: Second paragraph, fifth sentence: *“The scenario for development on the west side envisions a potential land trade of a portion of the City-owned Meadows parcel in exchange for private lands along Sun Valley Road adjacent to and north of the City’s parcel.”*

Third paragraph, first sentence: *“Lands on the east side of Sun Valley Road will require an open space view protection area along Sun Valley Road. Development south of Bitterroot Road is situated for clustered, mixed-use residential development, including significant workforce housing...”*

Discussions regarding the land trade are ongoing and a final determination as to what parcel owned by the Resort would be traded for a portion of the City-owned Meadows parcel has not yet been made.

The revised vision plan for the east side of Sun Valley Road is slightly different than the vision plan produced in 2004. The current vision for this area includes workforce housing, recreation fields and parking to the south of Bitterroot Road. Clustered residential development is planned for the north side of Bitterroot Road. Additionally, the alignment for the proposed gondola runs from the Village Core along the east side of Sun Valley Road to a proposed turn station behind the Red Barn. The open space view protection area along Sun Valley Road will need to accommodate a corridor for the gondola.

Proposed Change: *“The scenario for development on the west side envisions a potential land trade of a portion of the City-owned Meadows parcel in exchange for private lands owned by the Resort. The Resort land to be traded in exchange for the City-owned land shall be determined at a future date. Finalization of said land trade shall be contingent on a rezone of the west side of Sun Valley Road.”*

“Lands on the east side of Sun Valley Road will require an open space view protection area along Sun Valley Road. This view protection area will allow for a gondola corridor, which is proposed to run from the Village Core to the Red Barn on the east side of Sun Valley Road behind the tree line. Development south of Bitterroot Road includes the potential for workforce housing, recreation fields and parking....”

9. III-26. REMOVE PUBLIC USE FROM MEADOW PROPERTY

Existing Language: First paragraph, second sentence: *“Land uses in this area should provide for a mix of uses including workforce housing, public recreation, and the expansion of the school facilities including classrooms, recreational amenities, parking, and administration buildings.”*

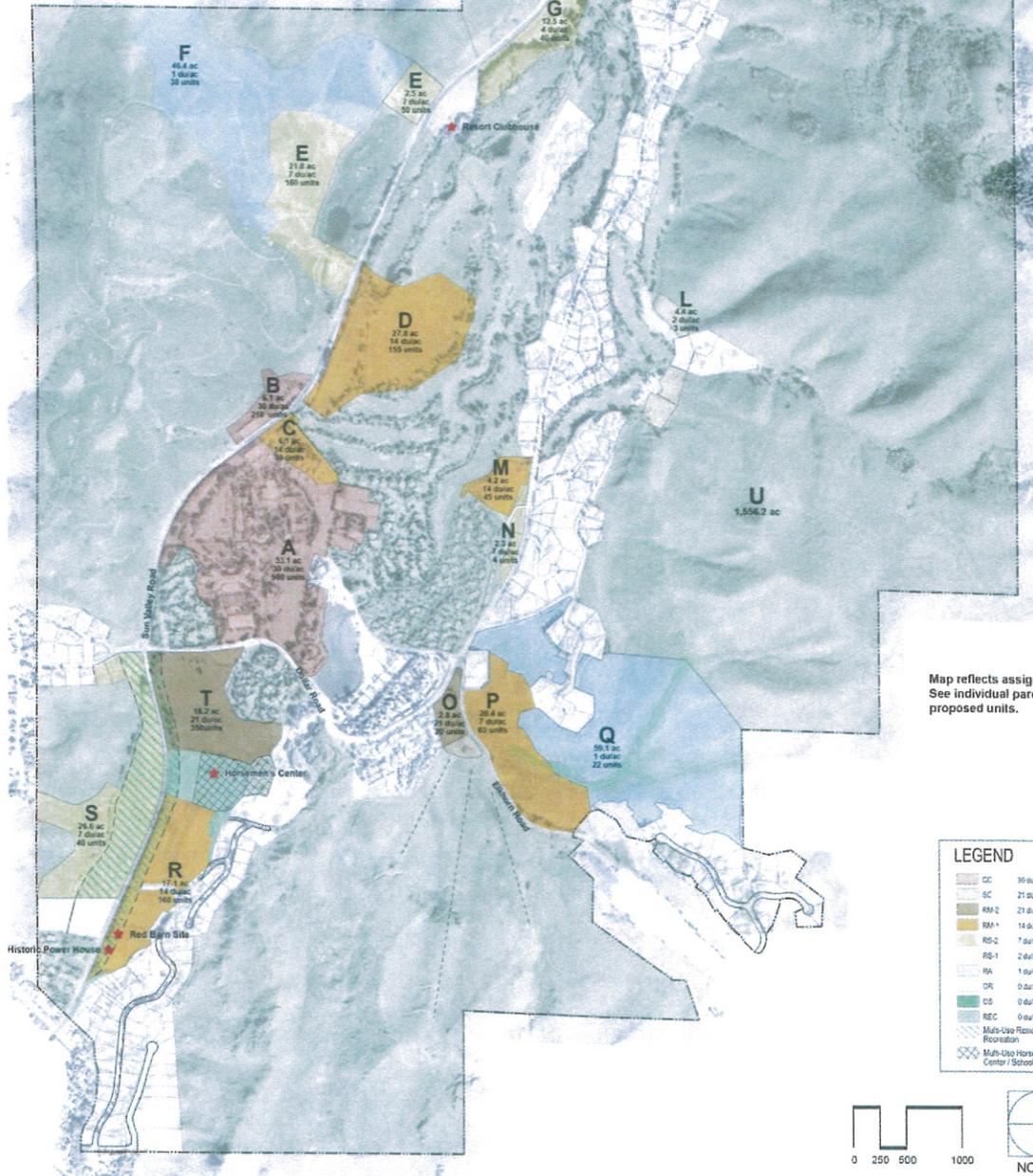
Add Description of Public/Quasi Public Space to the south of the school facilities only. The horse pasture in front of the Horsemen’s Center barn should be designated as Recreation Open Space.

Proposed Change: *“Land uses in this area should provide for a mix of uses including workforce housing, public recreation, and the expansion of the school facilities, which will be kept below the bluff, and include classrooms, recreational amenities parking, and administration.”*

10. REVISE FUTURE LAND USE MAP TO REFLECT SUN VALLEY RESORT
REVISED PROPOSED ZONING MAP

The Sun Valley Resort Proposed Zoning Map indicates the revised vision for Sun Valley Resort's land. The Land Use Planning Area maps have been revised to reflect the revised vision.

Parcel	Acres	Planned Units
A	53.1	900
B	6.1	210
C	6.1	39
D	27.8	155
E	24.3	68
F	46.4	30
G	12.5	40
H	2.2	0
I	18.7	20
J	25.2	24
L	4.4	3
M	4.2	45
N	2.3	4
O	2.6	20
P	28.4	63
Q	59.1	22
R	17.1	160
S	26.6	40
T	16.2	350
U	1,556.2	0
Sun Valley Co. Land	1,941.7	2,025
Outparcels	334.7	
TOTAL LAND	2,276.4	



Map reflects assigned zoning. See individual parcels for proposed units.

Updated Figure 3_DRAFT_March 14, 2011

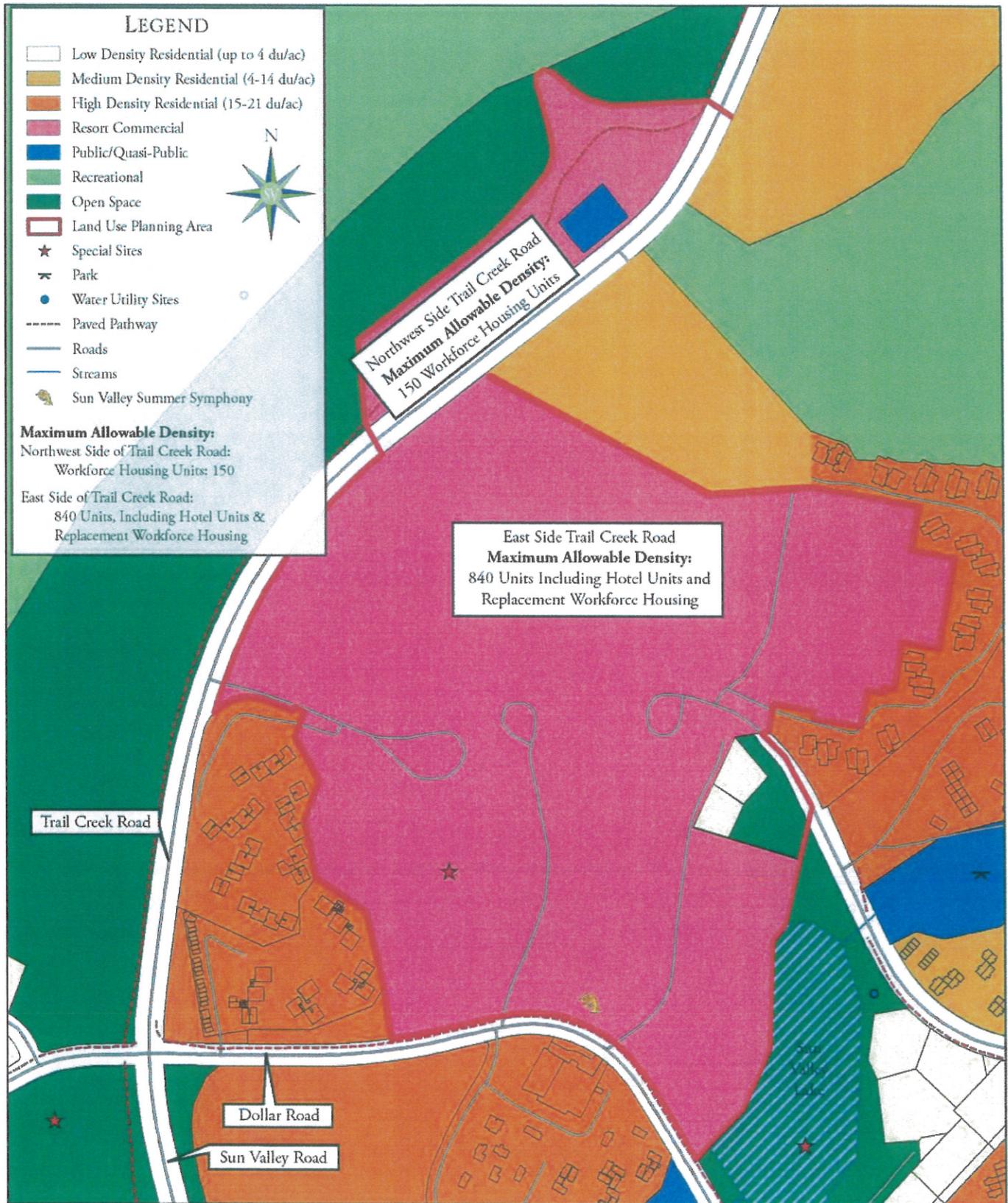


FIGURE 3. Land Use Planning Area #1: Sun Valley Resort/Village Core

0 100 200 300 400
 Feet

Updated Figure 4_DRAFT_March 14, 2011

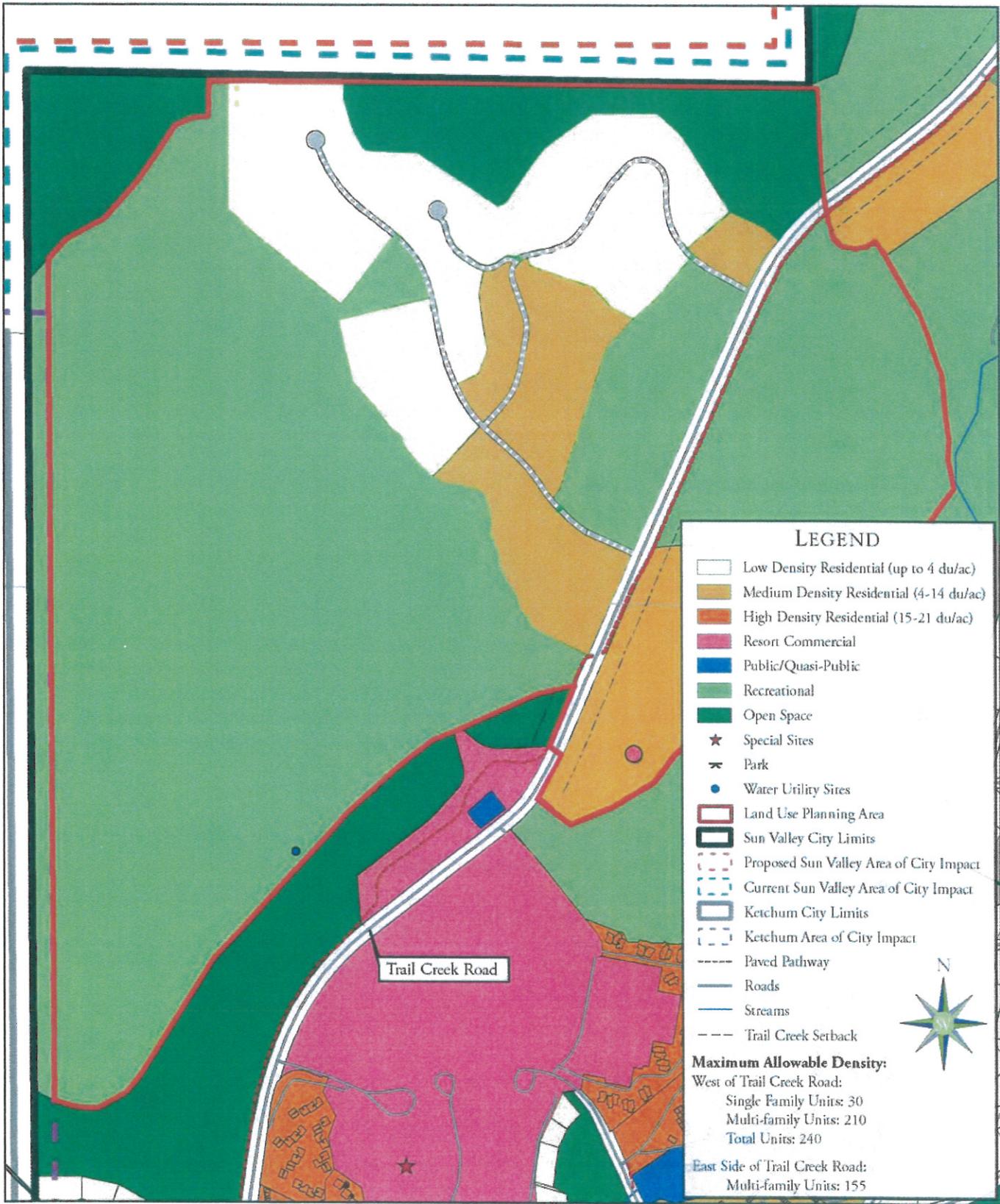


FIGURE 4. Land Use Planning Area #2: White Clouds

0 200 400 600 800
 Feet

Updated Figure 5_DRAFT_March 14, 2011

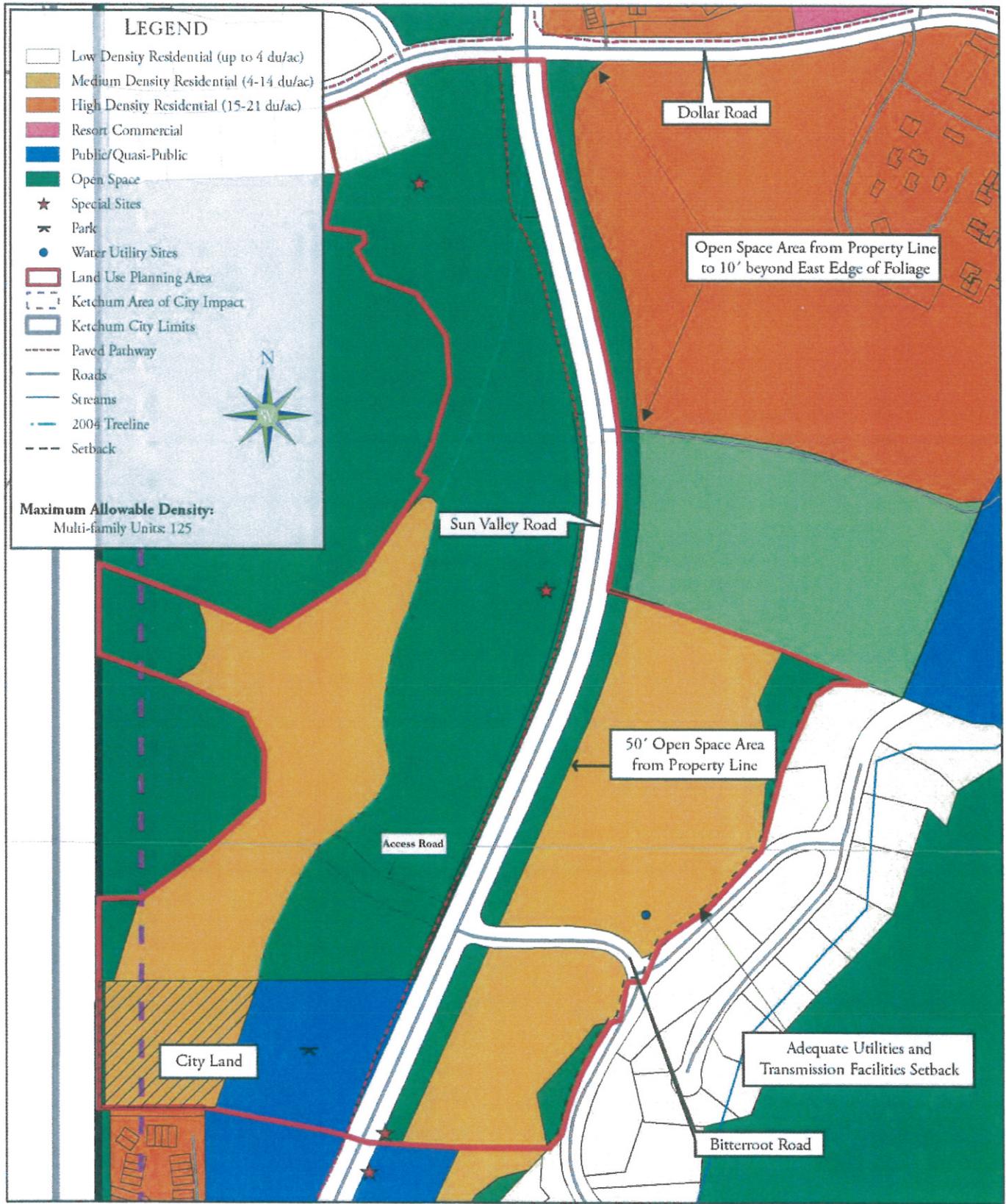


FIGURE 5. Land Use Planning Area #3: Sun Valley Gateway

0 100 200 300 400
Feet

Updated Figure 6_DRAFT_March 14, 2011

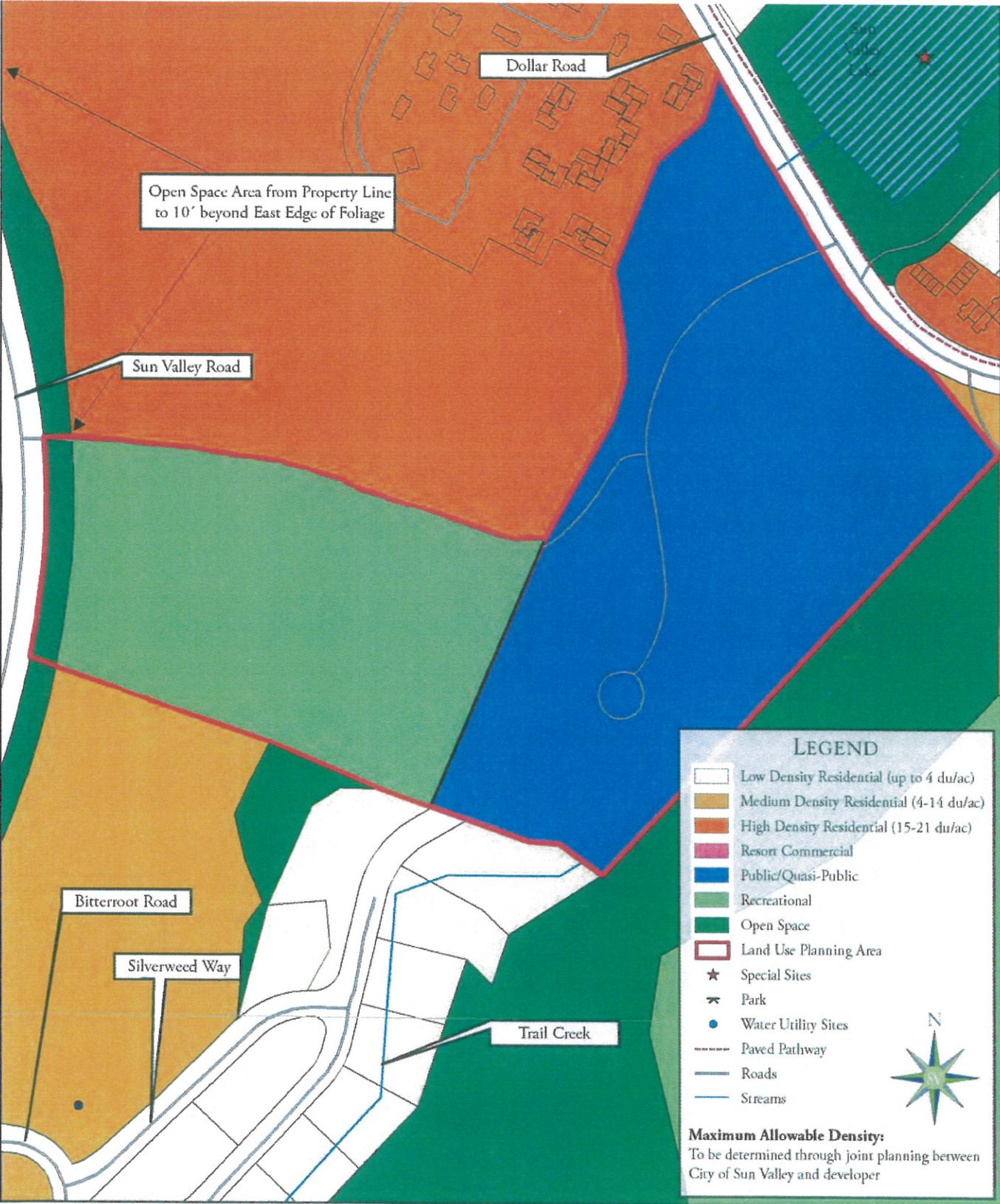


FIGURE 6. Land Use Planning Area #4: Horseman's Center and The Community School

0 100 200 300 Feet

Updated Figure 7_DRAFT_March 14, 2011

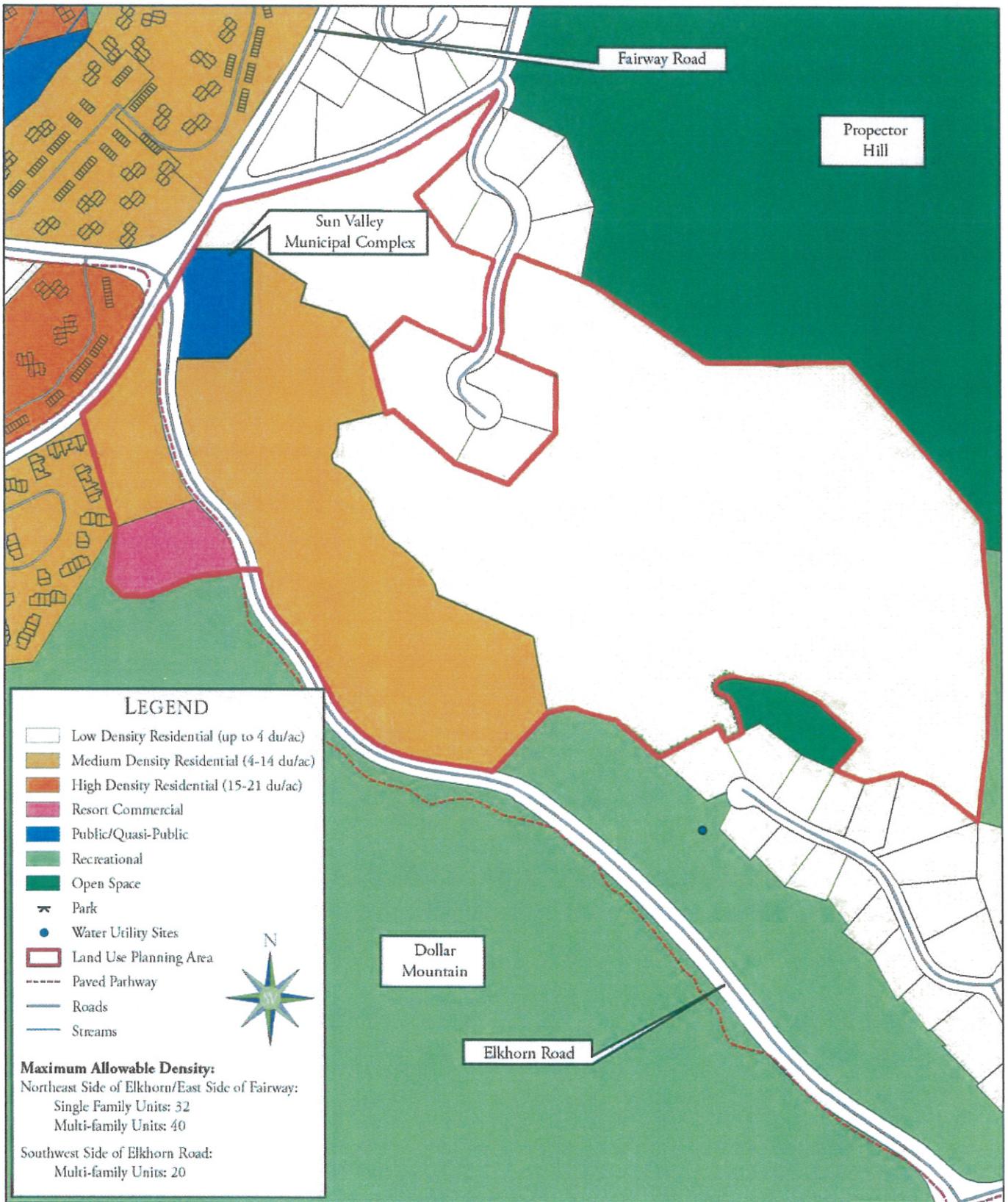


FIGURE 7. Land Use Planning Area #5: Dollar Mountain, Propector Hill, and Sun Valley Municipal Complex

0 100 200 300 400
 Feet



Exhibits - Future Land Use Map Diagrams
For
Comprehensive Plan & Future Land Use Map
Amendment Application

July 14, 2011



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INTRODUCTION

In early 2011, the City of Sun Valley began the process of amending its 2005 Comprehensive Plan Update and on March 14, 2011, the Sun Valley Company submitted a Comprehensive Plan and Future Land Use Amendment Application. The application proposed revisions to 10 areas of the Comprehensive Plan and the City's Future Land Use Map to reflect Sun Valley Company's current vision for the land it owns within the City. The current vision does not substantially differ from what was presented to the City in 2004 and is reflected in the 2005 Comprehensive Plan Update Land Use Planning Areas (LUPAs), but rather refines the land uses in and around the LUPAs.

The Planning & Zoning Commission reviewed the application through a series of four meetings in May and June and recommended approval of the revised proposed changes. The proposed text revisions are included in the report submitted by Mark Hofman for consideration by City Council.

This packet includes diagrams of the proposed revisions to the Future Land Use Map and shows the proposed changes next to the existing Future Land Use Map.

Figure 3 – Existing LUPA #1: Sun Valley Resort/Village Core

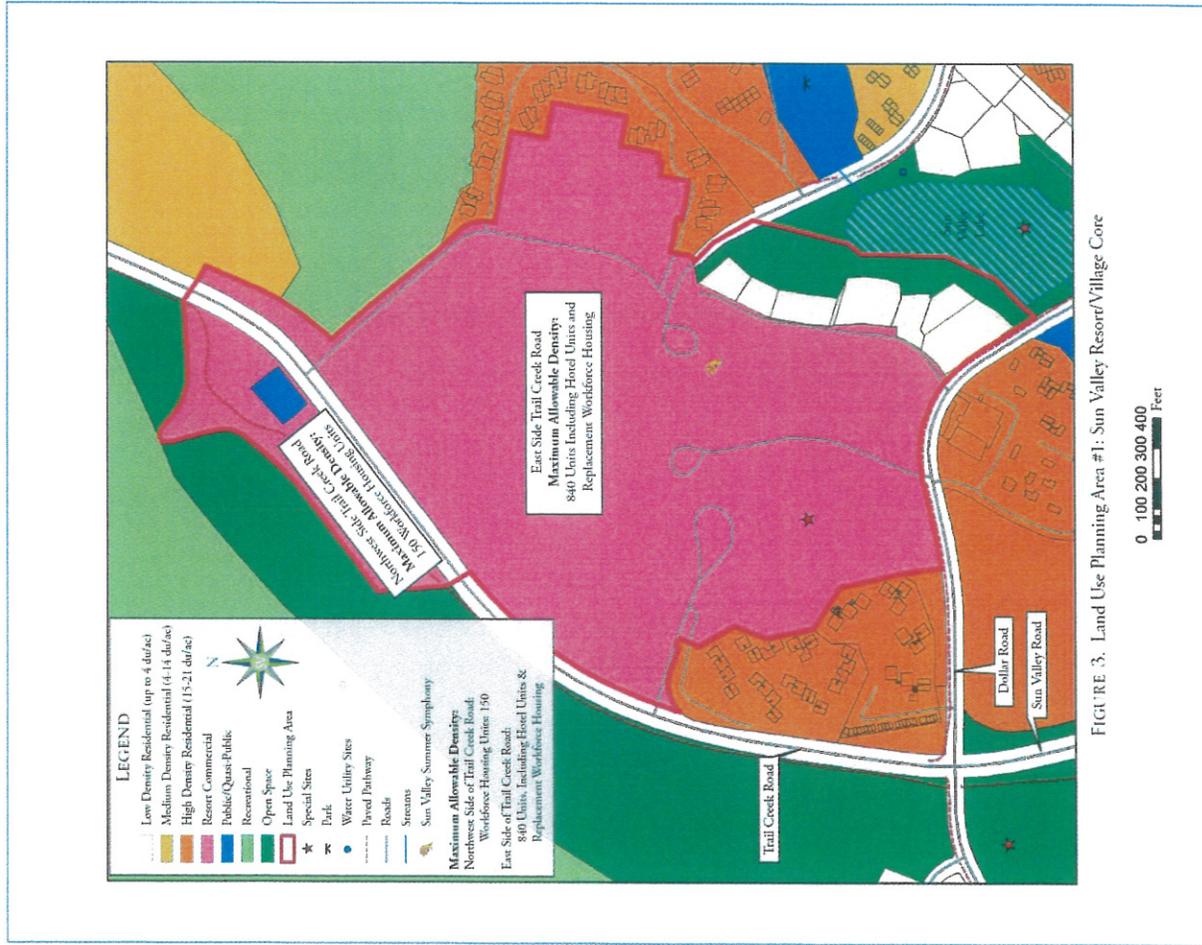
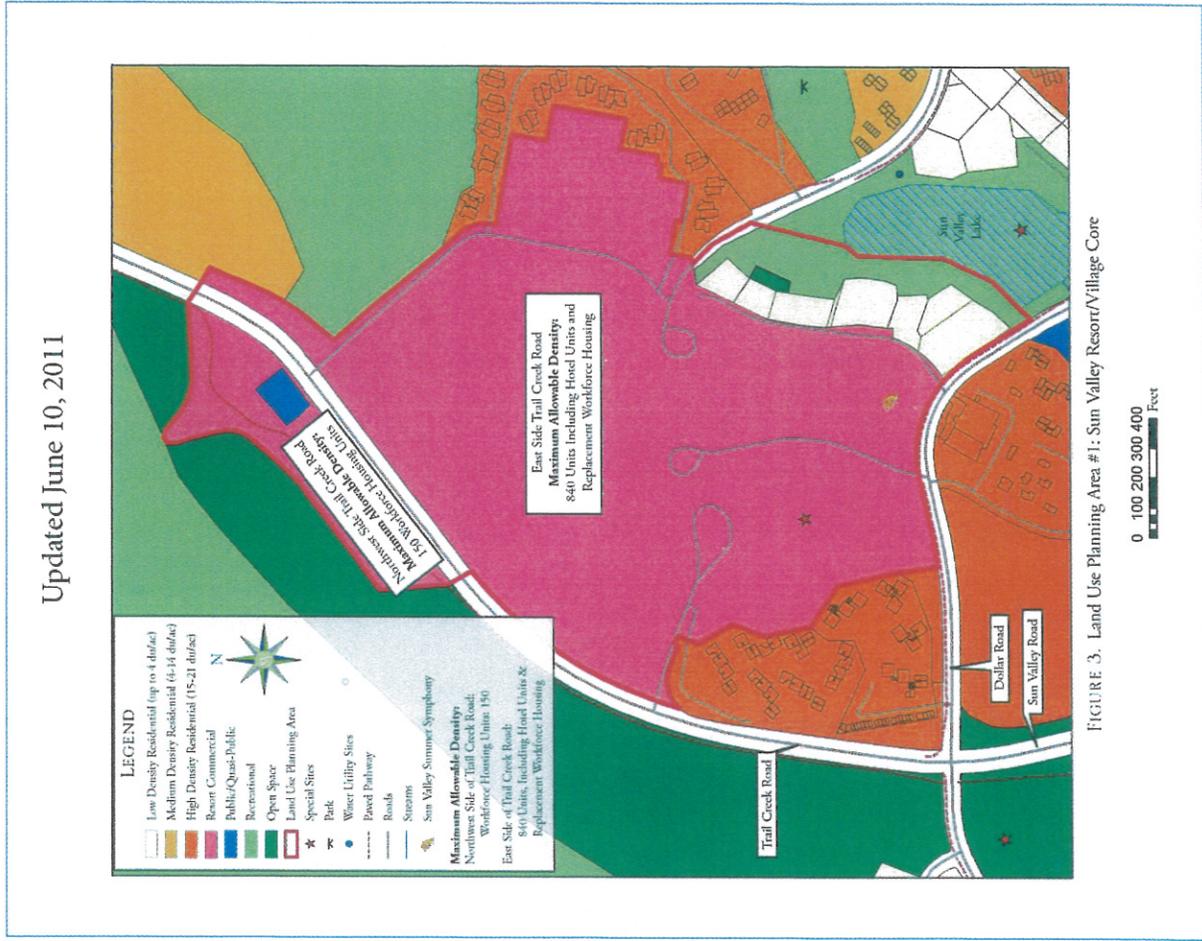


FIGURE 3. Land Use Planning Area #1: Sun Valley Resort/Village Core

Sun Valley Comp Plan, 2005

Figure 3 – Proposed LUPA #1: Sun Valley Resort/Village Core



Updated June 10, 2011

FIGURE 3. Land Use Planning Area #1: Sun Valley Resort/Village Core

Proposed Comp Plan Amendment, July 2011

Figure 4 – Existing LUPA #2: White Clouds

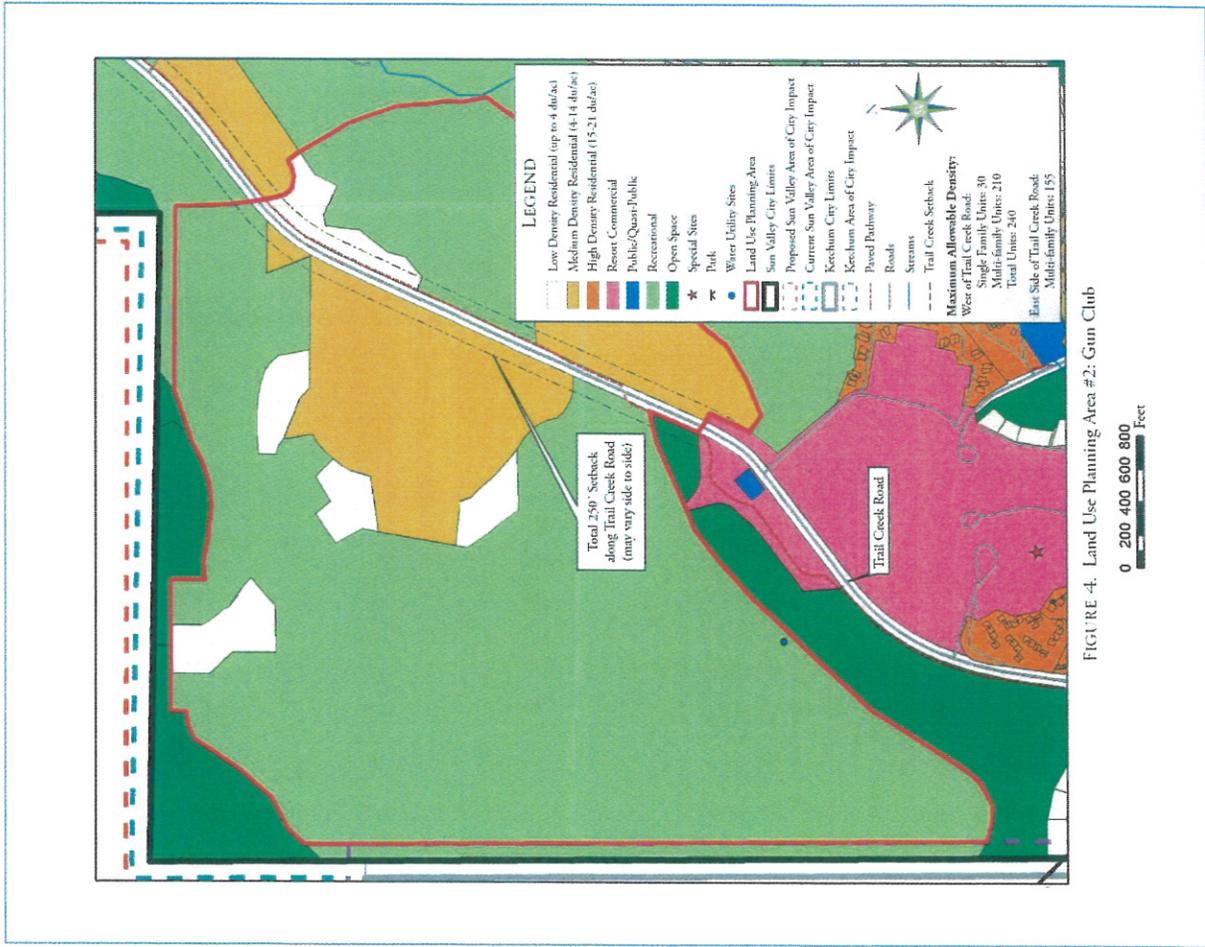


FIGURE 4. Land Use Planning Area #2: Gun Club

Sun Valley Comp Plan, 2005

Figure 4 – Proposed LUPA #2: White Clouds

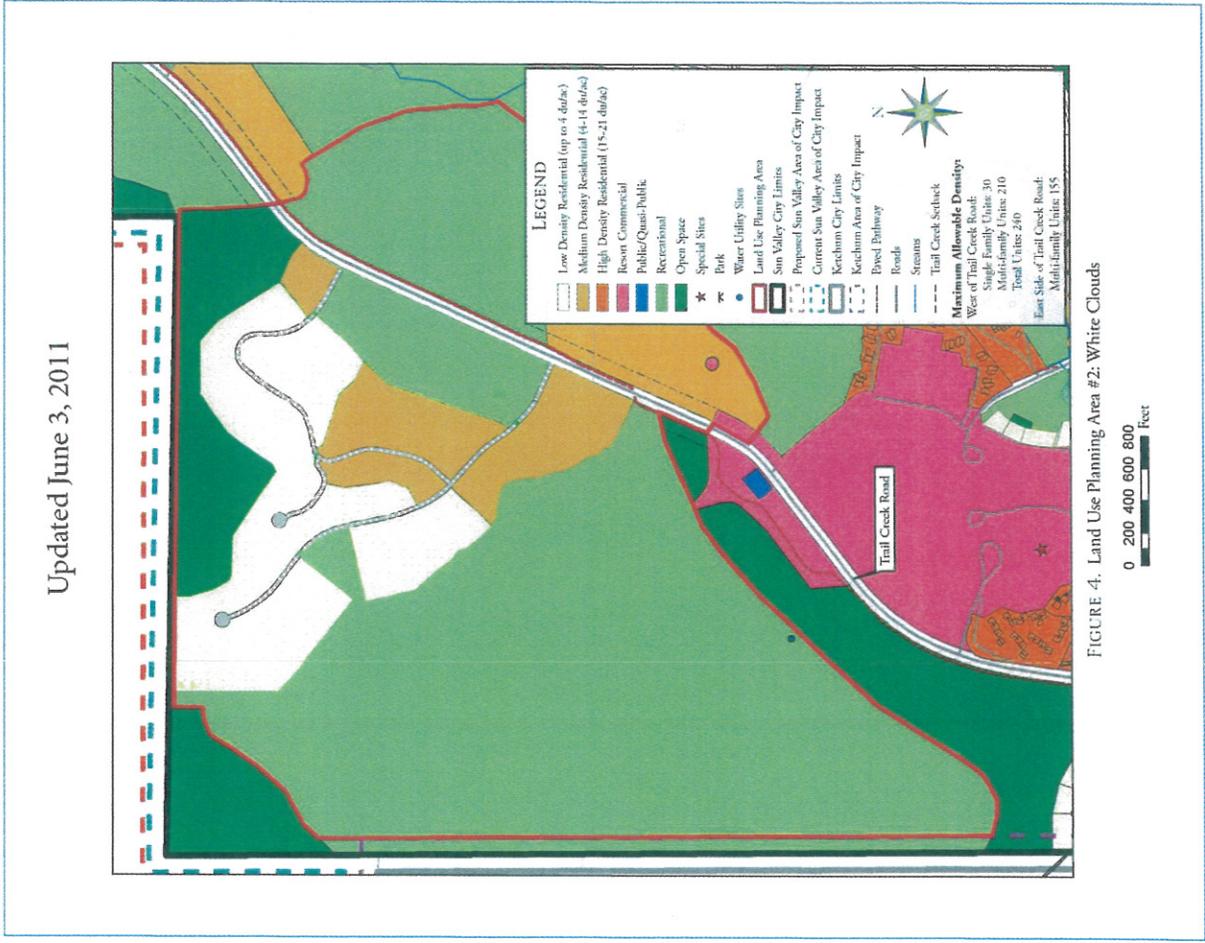
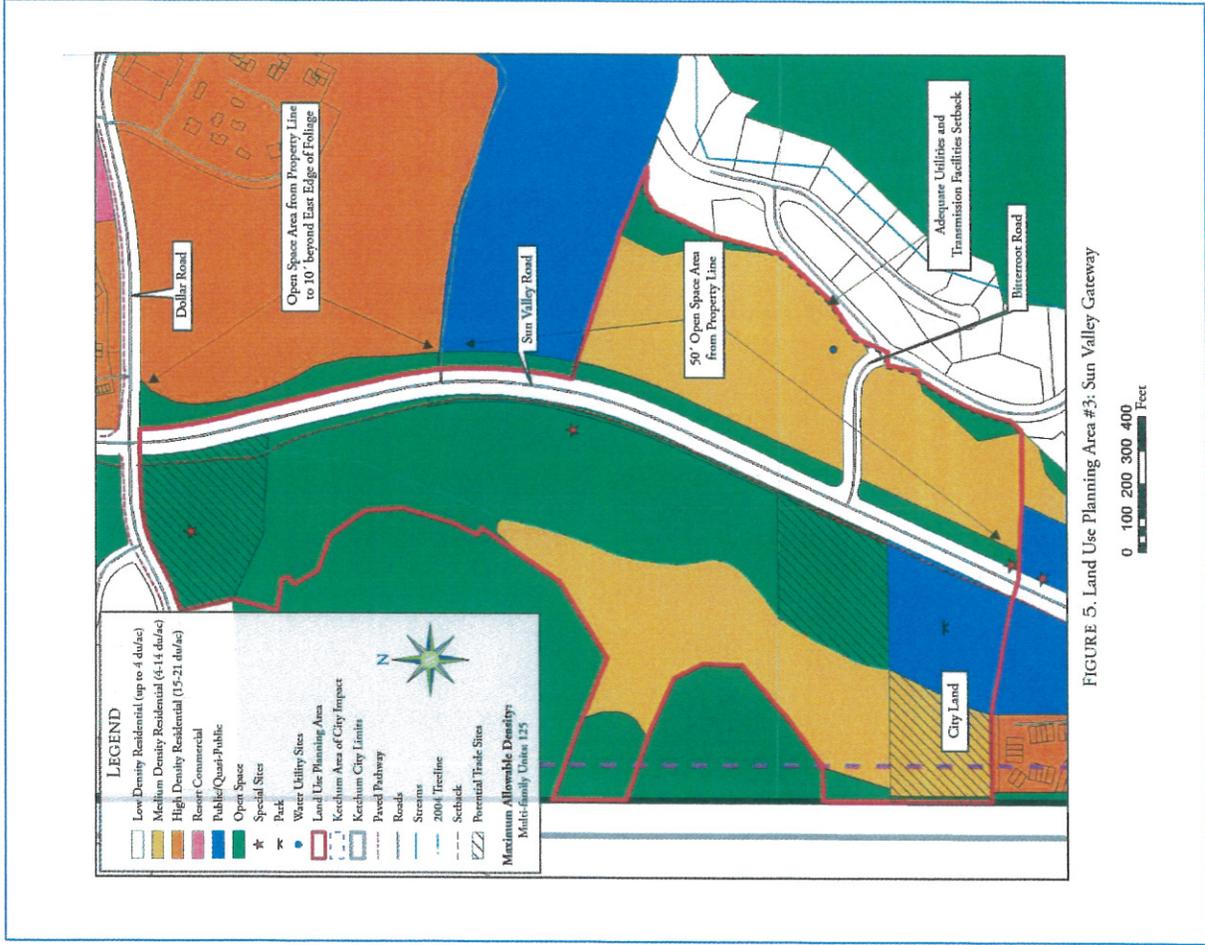


FIGURE 4. Land Use Planning Area #2: White Clouds

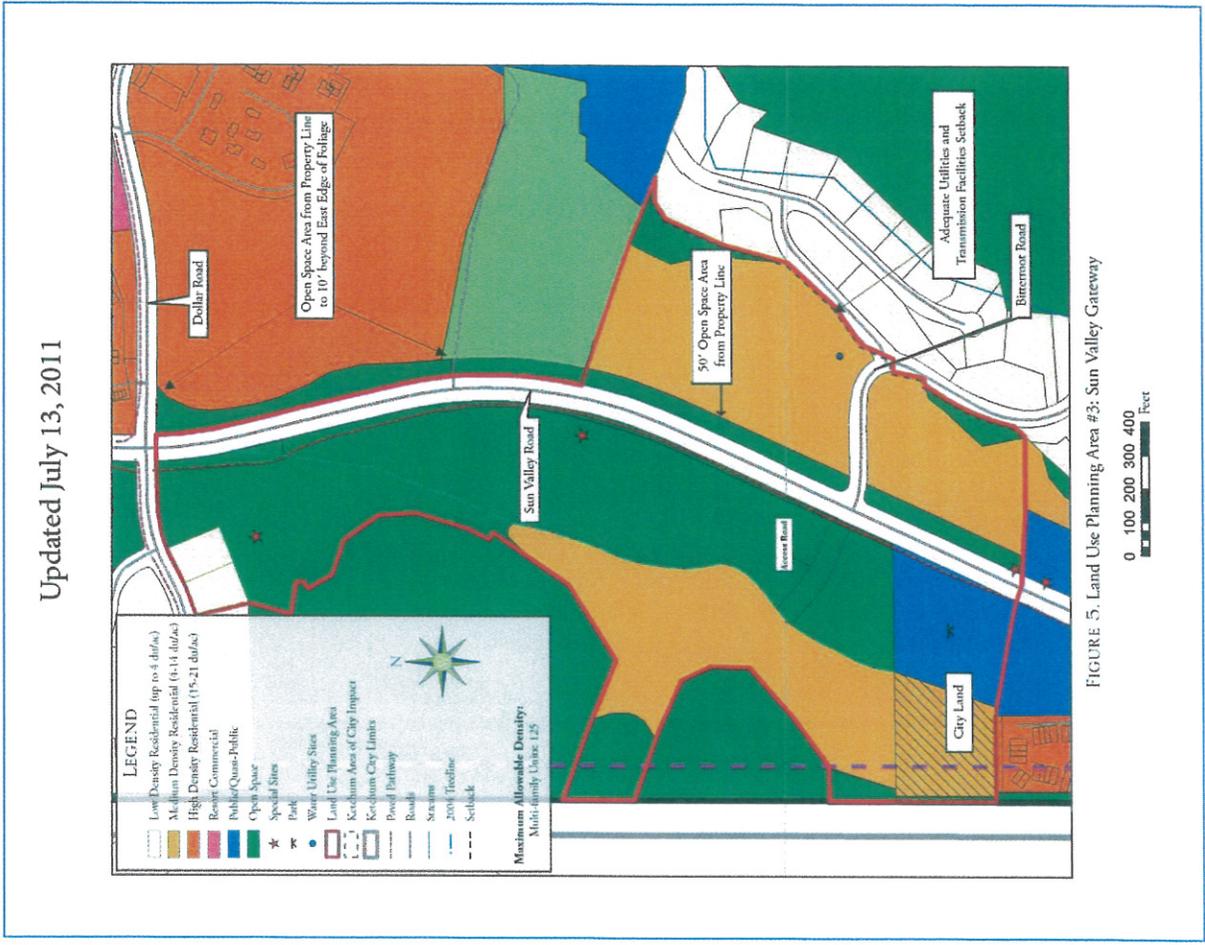
Proposed Comp Plan Amendment, July 2011

Figure 5 – Existing LUPA #3: Sun Valley Gateway



Sun Valley Comp Plan, 2005

Figure 5 – Proposed LUPA #3: Sun Valley Gateway



Proposed Comp Plan Amendment, July 2011

Figure 6 – Existing LUPA # 4: Horseman's Center and The Community School

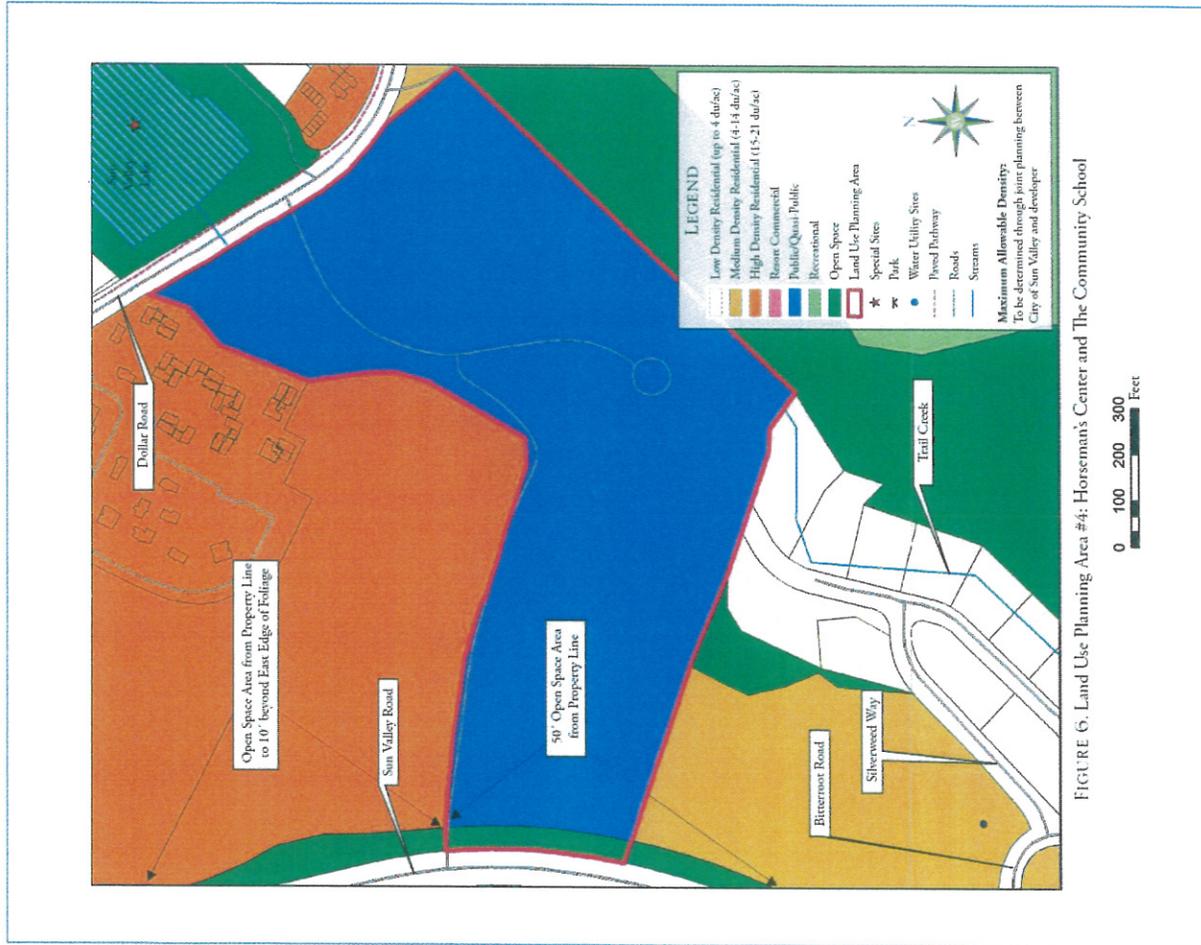


FIGURE 6. Land Use Planning Area #4: Horseman's Center and The Community School

Sun Valley Comp Plan, 2005

Figure 6 – Proposed Horseman's Center and The Community School

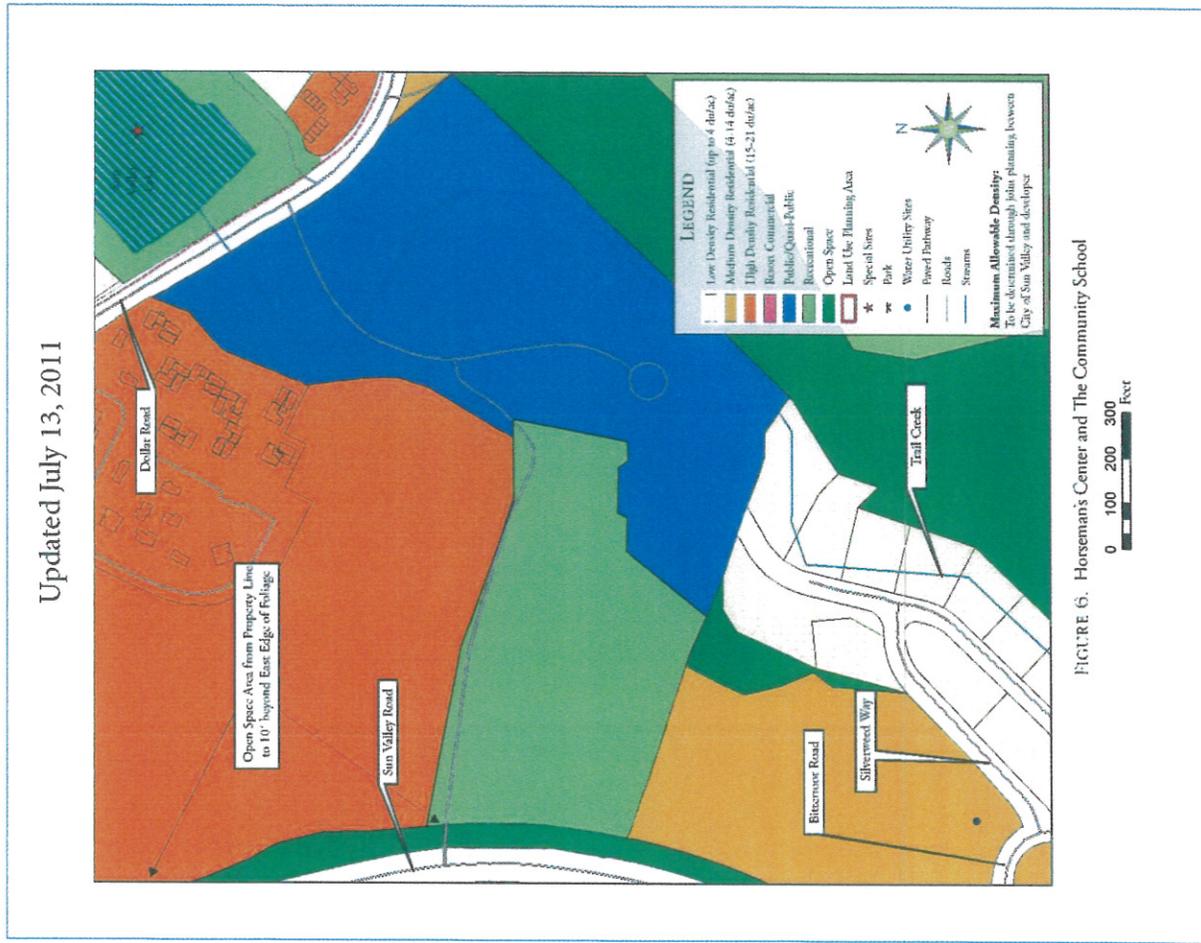
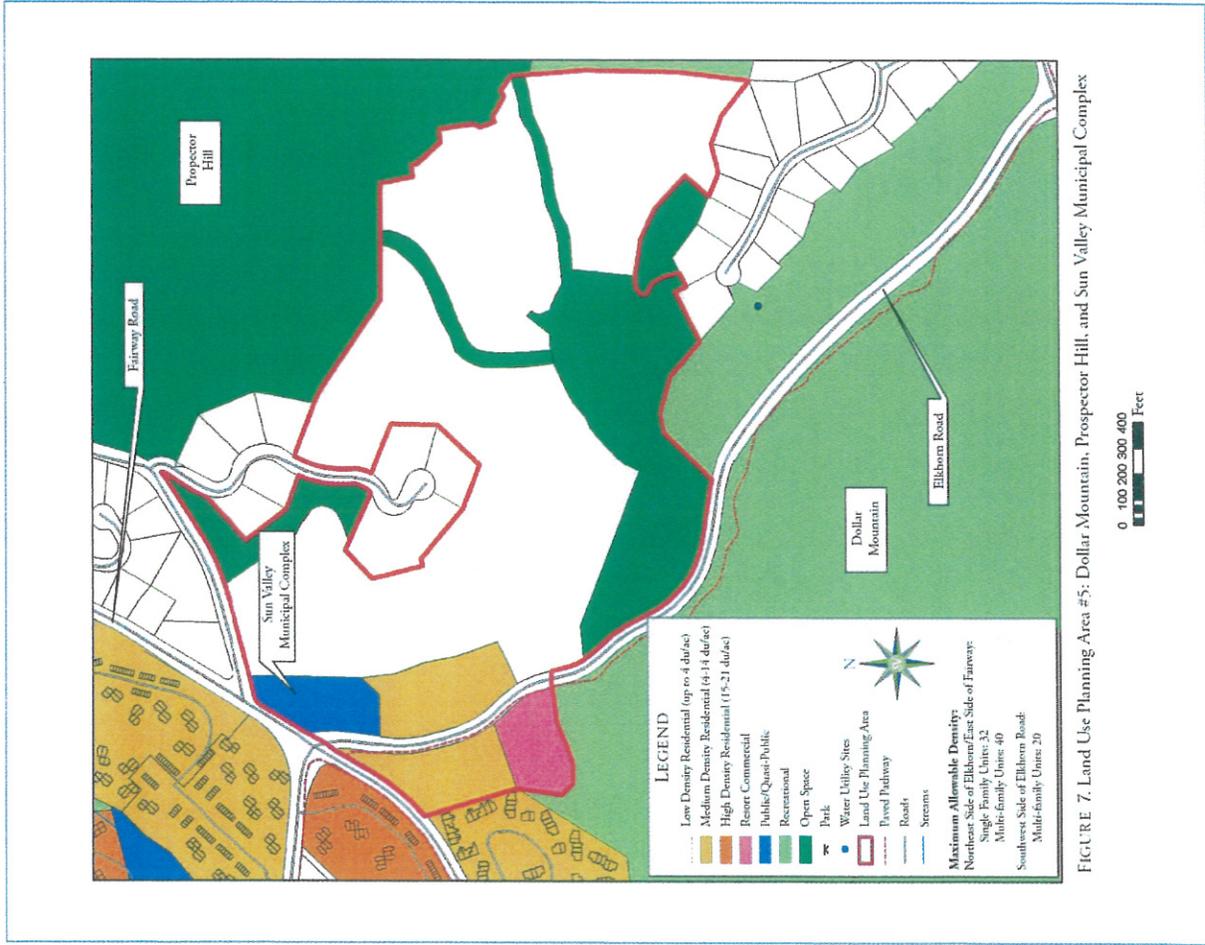


FIGURE 6. Horseman's Center and The Community School

Proposed Comp Plan Amendment, July 2011

Figure 7 – Existing LUPA #5: Dollar Mountain, Prosperator Hill, and Sun Valley Municipal Complex



Sun Valley Comp Plan, 2005

Figure 7 – Proposed LUPA #5: Dollar Mountain, Prosperator Hill, and Sun Valley Municipal Complex

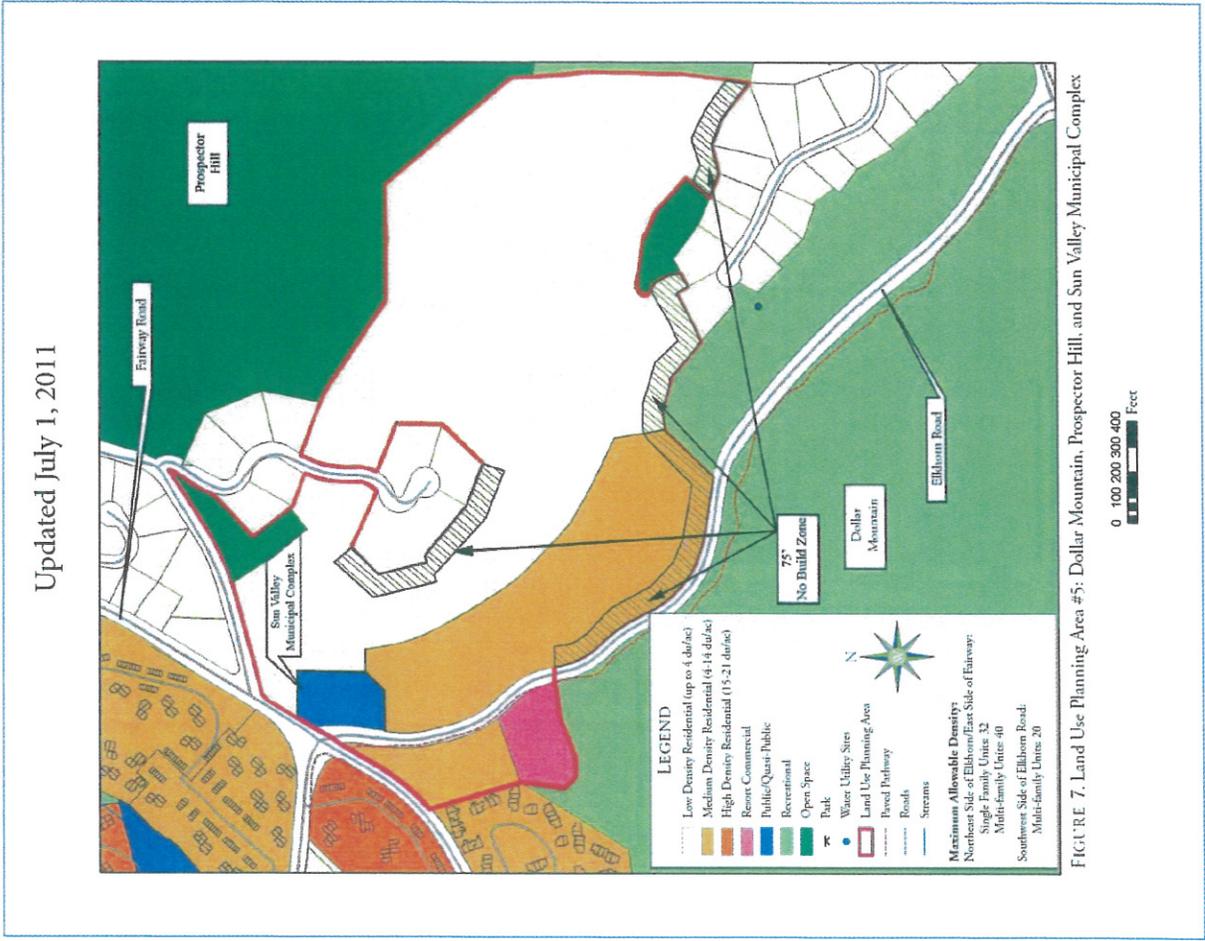


FIGURE 7. Land Use Planning Area #5: Dollar Mountain, Prosperator Hill, and Sun Valley Municipal Complex

Proposed Comp Plan Amendment, July 2011