

SUMMARY OF CHANGES IN THE 2015 COMP PLAN UPDATE

This guide contains a summary of changes from the 2005 Comp Plan to the 2015 Comp Plan as identified by the Steering Committee, Planning Commission, and the City Council: current to July 6th, 2015. Other changes to the maps, text, goals, and background data may have occurred since then; this list should not be construed as complete.

New text in the document since the July 6th, 2015 draft, is identified by yellow highlighting in the public draft.

Data gaps, mapping needs, and incomplete sections are identified by blue highlighting in public draft.

The goals, objectives, and action items have been renumbered necessarily when reordered.

The new goal 4, regarding water management, is new, but the action items were pulled from other existing goals.

Land Use Planning Areas (LUPAs) have been renamed "Specific Plan Areas" in keeping with common planning terminology.

For more information on the rationale for updates to the Specific Plan Area maps, please listen to the audio of the February 9, February 19, July 6th, and July 21st City Council meetings.

VISION STATEMENT

It was re-written in active voice incorporating elements of the current vision statement with new ideas added based on the discussion of the Steering Committee, P&Z Commissions and feedback from the public.

EXECUTIVE SUMMARY

This section will be rewritten to reflect the accuracy of all summary information after public comment and collective review of the entire Comprehensive Plan by the City Council

CHAPTER 1: OVERVIEW AND FRAMEWORK

❖ A. Introduction

1. This section will be updated with information about the background of the City's decision to update the 2005 Plan, i.e. the 2011 Resort, SVEA, and amendment requests.
2. It will outline the detail economic changes from 2005 to present.
3. It will also include significant development projects completed since the 2005 Update, including the Pavilion, White Clouds Development, Sun Valley Club, continuing evolution of the Dollar Mountain facility with continuing increases in vibrancy, activity and skier days, Resort purchase of the Elkhorn Golf Course and Clubhouse, Gun Club relocation, White Clouds Nine Golf Course, SV Resort Laundry, SVEA/Elkhorn amenities and history, SV Lodge Spa addition and overall remodel, and the Community School Master Plan.
4. Under **Community Planning Strategies**, a paragraph will be added to describe the burst of development after 2005, the economic downturn, and now the recovery and future expansion. A summary strategy will be developed for City Council review.
5. Under **Plan Preparation**, the text will be updated to reflect the process and timeline of the 2015 Update effort.

❖ B. Situation Analysis

1. Narrative on **Historical Perspective** will be revised to bring current to 2015.
2. **Population and Demographics** will be updated through the 2010 Census.
3. **Population and Demographic Forecast** will be updated with information from the Mountain Resort Alliance, as well as other applicable resources, and means test information against trends prior to and since 2005. Information regarding voting eligible core population, second home owner, etc. will be added.

4. **Economic Indicators** will be updated with information that reflects economic changes since 2005, including information provided by Sun Valley Economic Development and other entities.
5. **Western Mountain Resort Community Trends** will be updated with information from the Mountain Resort Alliance, as well as other applicable resources, and means test information against trends prior to and since 2005
6. **Visual Features and Open Space** will be updated to reflect period from 2005 to present.
7. **Water Resources** will be amended to reflect completion of action items from 2005 Update, e.g. Riparian Ordinance and Water Conservation Ordinance.
8. **Vegetation** will be updated to reflect period from 2005 to present. The section will also be updated to reflect the need for additional goals, actions, and resources to address the noxious/invasive weed issue.
9. **Wildlife Habitat** will be updated to reflect period from 2005 to present.
10. **Wildfire Hazard** will be updated to reflect City actions since 2005 and include possible Wildland Urban Interface Code.
11. **Landuse and Community Design** will add reference to 1973 Master Plan and add text about 2012 ACI renegotiation and approval.
12. **Community Design** will include text that explains that Commercial design guidelines were updated in 2007 and residential was evaluated but not update. Multi-family residential guidelines were recommended for future evaluation.
13. **Housing** will be updated with information from BCHA, ARCH, etc. and more recent housing needs assessment.
14. **Workforce Housing** will give an update to reflect amended policy and economic downturn but recognizing future need for community housing with economy rebounds. It will be amended to reflect focus on best transportation rather than workforce housing just in the City. Additionally, list the only tool currently available in the City Code for direct provision of workforce housing, i.e. 5% regarding CC commercial area. It will also mention the repeal of housing ordinance and changes since 2005.
15. **Public Services, Facilities, And Utilities**
 - **Water** this section was amended to reflect March 5, 2013 SVW&SD comments from Pat McMahon and conditions since 2005. Text will be updated to include completion of the reuse water infrastructure in 2014 and service to Elkhorn golf course area. It will also include an update to reflect the Water Conservation Ordinance adopted by the City.
 - **Waste Water Treatment** it was amended to reflect March 5, 2013 SVW&SD comments from Pat McMahon and conditions since 2005. It will be amended to reflect 2015 reuse water improvements.

- **Solid Waste Management and Recycling** the section will be verified and updated with the most current information from providers e.g. glass not recycled, fees, etc. It will also cover information on City's effort and results from 2006 recycling examination and also the work of ARCH for house moving/reuse.
- **Public Safety** it will be amended to reflect update from public safety providers and conditions since 2005, Castle Rock Fire, etc. Staffing information on the Fire and Police Departments will be updated. Text will be added about Fire Department structure on west side of City when White Clouds or other developments in the Trail Creek area are built out.
- **City Facilities** will be amended to reflect current facilities and efforts/conditions since 2005. An update for the Capital Investment Plan and process for selection, new plan/policy for the 5-acre parcel's use, as well as the service and relationship with the Ketchum Cemetery District will also be provided. A new paragraph about the Sun Valley region's certification as a US Olympic Committee training site in 2013 and the vision to expand the certification to include other sports was added.
- **Schools** this heading was re-written as **Schools and Lifelong Learning**. This section will be amended to reflect current conditions and comments, including verbiage on all kinds of educational avenues and references to the Community School's long-range ambitions and plans. An update text will be provided to reflect the City approved Master Plan for the Trail Creek Campus in 2014.
- **Public Health** will be amended to reflect current conditions and comments.
- **Utilities** will be updated with current information and issues, i.e. Christmas power outage and need for second power line. Information on new broadband internet/fiber optic servers will be provided. Text will be updated to reflect City's adoption of wireless communication facility ordinance and to list all current approved and planned sites. Second power distribution line efforts discussion and infrastructure replacement project begun by Idaho Power will be added. The opportunities for renewable energy were added.
- **Transportation** text will be amended to reflect current conditions and comments as well as grant award from **LHTAC** and effort to update Transportation Plan in 2014.
- **Street Network** text will be amended to reflect current conditions and comments, including **CIP** effort, failed bond, etc; and the City's 2014 Transportation Plan Update.

- A new section “**Signage and Wayfinding**” was added. It describes the need to cooperate with various entities within the city to ensure complimentary functionality of signs and markings while minimizing confusion and visual sign pollution.
- **Paths and Trail System** text will be amended to reflect current conditions and comments.
- **Parking** text will be amended to reflect current conditions and comments.
- **Bus Transportation** text will be amended to reflect current conditions and comments, including Mountain Rides, the City donated bus for the Red Route, implementation of a bus transfer station in the SV Core on Baldy Loop Lane and Mountain Rides’ new Ketchum hub facility on Sun Valley Road.
- **Transportation Corridors** text will be amended to reflect current conditions and comments plus any more recent studies. An update on two lane improvements to McHanville and planned bridge replacement at Big Wood River commencing 2016. It will also mention the six bus shelters installed at key stops by the City of Sun Valley.
- **Air Travel** will be amended to reflect current conditions, LOT vote and increase, Marketing Alliance/Board, Fly Sun Valley Alliance, policy, comments, airport upgrades, improvements to service. A new paragraph that states the City’s position in the airport location, the City’s intent for proactive participation and representation in the Friedman Memorial Airport Authority Board was added.

CHAPTER II: GOALS, OBJECTIVES AND ACTION ITEMS

Wording of the second organizing principle was changed to reflect the community's value for encouraging growth and managing development.

❖ **A. Preserve the Unique Character of Sun Valley**

1. "education" was added, together with other existing aspects, as areas to be addressed to preserve the character of Sun Valley.
- ❖ **Action Items 1.3.1 and 1.3.5** were deleted because they were completed.
 - ❖ **Action Item 1.4.3** was deleted because it was completed.
 - ❖ **Action Item 1.4.7** was deleted and the idea on stewardship of the land by private and public land owners of open space tracts was reflected in the rewrite of **Action Item 1.4.6**
 - ❖ **Action Items 1.5.1, 1.5.2 and 1.5.4** were deleted because they were completed.
 - ❖ **Goal 2** was rewritten as "Promote the health of the area's resort economy"
 - ❖ **Action Item 2.2.1** "nonprofits" such as the Community School is added to this action item on top of businesses as the targets for offering a diverse range of services to the community
 - ❖ **Goal 3** was rewritten to read "Foster social, economic and educational diversity and protect the vitality and cultural heritage of Sun Valley."
 - ❖ **Action Item 3.1.1** was deleted because it was completed.
 - ❖ **Action Item 3.2.1** "Elkhorn Springs property owners" is removed from being a target to be encouraged in offering their winter and summer recreation facilities to the public.
 - ❖ **Action Items 3.3.1, 3.3.2, 3.3.5** were deleted because they were either complete or no longer relevant.
 - ❖ **Action Items 3.3.6 was added** to reflect the Community School is an important community resource and the importance of the City's support for its success in the long run.
 - ❖ **Objective 3.4** was rewritten as "Recognize and respect (replace "protect and preserve") historically significant properties and landmarks within Sun Valley. The replacement of the verbiage applies throughout the 2015 Comprehensive Plan Update whenever the subject matter is mentioned.
 - ❖ **Action Items 3.4.1 and 3.4.2** were deleted because they were completed.
 - ❖ **Action Item 3.4.1** was added to indicate the city's intent to work with Sun Valley Resort to protect sites of historical and cultural significance.
 - ❖ **Goal 4** was rewritten as "Promote development that honors private property rights, is sensitive and complementary to adjacent properties and respects the natural scenic settings and views."
 - ❖ **Action Items 4.1.2 and 4.1.8** were deleted because they were completed.

- ❖ **Action Item 4.1.1** was rewritten with multi-family residential zoning districts as the target zoning district for evaluation as far as its impact on the environment is concerned
- ❖ **Action Items 4.2.1, 4.2.4 and 4.2.9** were deleted because they were completed.
- ❖ A new **Action Item 4.2.11** was added to encourage recycling efforts by residential and commercial properties.
- ❖ **Action Item 4.3.3** was deleted because it was completed.
- ❖ **Objective 4.4** was updated to show three LUPA instead of six.
- ❖ **Action Items 4.5.1, 4.5.2, 4.5.4 and 4.5.5** were deleted because they were completed.
- ❖ **Action Items 4.6.2, 4.6.3, 4.6.4** were deleted because they were completed.
- ❖ **Goal 5** was rewritten as “Provide for necessary and appropriate public facilities, services, and educational opportunities to serve existing populations and new growth.”
- ❖ **Action Items 5.1.1 and 5.1.8** were deleted because they were completed.
- ❖ **Action Item 5.2.2** was deleted because it was completed.
- ❖ **Goal 6** was rewritten as “Support the continued development of (instead of “provide for”) an integrated transportation system that promotes a recreationally-active community, encourages non-motorized transportation, and reduces congestion and air pollution.”
- ❖ **Action Items 6.3.3 and 6.3.4** were deleted.
- ❖ **The original Goal 7, its Objectives and Action Items** were deleted and replaced by a new Goal 7: Support the economic vitality of local enterprises, followed by Objective 7.1 Encourage new public and private enterprises and eight Action Items.
- ❖ **Goal 8** was rewritten to read “Promote partnership with neighboring communities, businesses, agencies and organizations to advance the City’s and the region’s social, cultural, economic and environmental health.”
- ❖ **Action Item 8.1.4** was deleted because it was completed.
- ❖ **Action Item 8.2.1** “climate change” was used instead of “global warming”.
- ❖ **Action Item 8.2.2** was deleted.
- ❖ A new **Objective 8.3:** Encourage, support, and participate in regional partnerships to provide for workforce housing was added, followed by two Action Items.
- ❖ A new **Objective 8.4:** Encourage, support and participate in regional partnerships to provide for public transportation was added, followed by four Action Items
- ❖ A new **Objective 8.5:** Encourage, support, and participate in regional partnerships to provide for rational land use decision-making and for a healthy economy, followed by two Action Items.

CHAPTER III: FUTURE LAND USE

The text will be updated to reflect any and all changes to the 2005 LUPAs as recommended by the Steering Committee, P&Z Commission, and City Council. As of July 17, 2014, it is recommended that LUPA, as a concept and land use master planning tool, remain in the Comprehensive Plan. Additionally, the six existing LUPA are recommended to be reduced to three, namely Gateway, SV Commercial Core, and Dollar/Prospector/City Hall LUPAs remain; Gun Club (White Clouds), Community School/Horseman's Center, and River Run will be eliminated.

- ❖ **Figure 1. Future Land Use Map, 2014** will be amended to reflect any land use designation changes recommended by the Steering Committee, P&Z Commission, and City Council.
- ❖ **B. Land Use Designations** text in this section was updated to accurately reflect the previously approved City of Sun Valley Comprehensive Plan Amendment to delete minimum densities.
- ❖ **C. Special Sites** a sentence was added at the end of this section: "Additional requirements could be used to preserve the special character of a special site if development is proposed." Throughout the Comprehensive Plan, "protect and preserve special sites" were replaced by "recognize and respect special sites"
- ❖ **Figure 2. Special Sites** will be amended to reflect additions/deletions of Special Sites or other changes recommended by the Steering Committee, P&Z Commission, and City Council. The P&Z recommendation is to delete Lane Ranch North #16 as a special site because it has been master planned and subdivided. Additionally, the P&Z Commission recommended that the Sun Valley Mall be deleted from #4 on the Legend of the Special Site Map and in the Appendix materials for special sites.
- ❖ **D. Land Use Planning Areas** text will be updated to reflect any changes to the LUPAs recommended by the Steering Committee, P&Z Commission, and City Council, plus leave some text to provide background information of LUPA history, e.g. River Run.
- ❖ **Land Use Planning Area #1: Sun Valley Resort/Village Core**
 1. The Steering Committee and P&Z recommendations are to retain this Area as a LUPA in the 2014 Update. The text will be updated to reflect changes/projects in the LUPA since 2005, e.g. Pavilion, SV laundry facility, and verify/update employee data, densities, workforce housing unit data, public designation for a future fire station, etc. Address the parking issue in the area if the dirt parking area east of Sun Valley Road/south of Dollar Road is built out according to the site's current multi-family residential zoning. Identify the need for additional bike/pedestrian access through the Sun Valley Village out to Trail Creek

and to connect to the path to the Sun Valley Club and the City limit at Boundary Campground.

2. **Figure 3** to be amended to reflect any land use designation or density changes recommended by the Steering Committee.

❖ **Land Use Planning Area #2: White Clouds Gun Club**

1. Steering Committee and P&Z Commission consensus to delete this as a LUPA in the 2015 Update. This LUPA was master planned and developed by the Sun Valley Company since 2005. Any significant changes or redevelopment requires amendment to the approved Master Plan pursuant to City Code.

❖ **Land Use Planning Area #3: Sun Valley Gateway**

1. the Steering Committee and P&Z Commission recommendations are to retain this Area as a LUPA in *2015 Update* and modify boundary and land uses reflective of discussion. The text will be updated to reflect any changes in the LUPA since 2005 and verify/update any data as may be appropriate.
2. **Figure 5** to be revised to reflect any land use designation or density changes recommended by the Steering Committee, P&Z Commission, or City Council. Recommendation is to greatly focus on this LUPA in public outreach programs to achieve a balance that preserves this valuable entry area while honoring private property rights. The possibilities of a public/private buyout and/or site exchange for density could be explored to protect the corridor. Transportation features and issues such as a potential gondola impact this LUPA.

❖ **Land Use Planning Area #4: Horseman's Center & the Community School**

1. The Steering Committee and P&Z Commission recommendations are to delete this Area as a LUPA in the 2015 Update and add the Horseman's Center property to the Gateway LUPA.

❖ **Land Use Planning Area #5: Dollar Mountain, Prospector Hill & Sun Valley Municipal Complex**

1. the Steering Committee and P&Z Commission recommendations are to retain this Area as a LUPA in *2015 Update*. The text will be updated to reflect any changes in the LUPA since 2005 and verify/update any data as may be appropriate.
2. A new description was added to this LUPA, i.e., development should encourage, promote and support expanded year-round use of Dollar Mountain for recreational, educational and artistic events.
3. Figure 7 will be amended to reflect any land use designation or density changes recommended by the Steering Committee, P&Z Commission, or City Council

❖ **Land Use Planning Area #6: River Run**

1. The Steering Committee and P&Z Commission recommendations are to delete this Area as a LUPA in the 2015 Update. Since the 2005 Update, the River Run area has been master planned by the Resort and officially annexed to the City of Ketchum.

❖ **E. Areas of City Impact**

1. The City of Sun Valley and Blaine County adopted mirroring ordinances in 2012 to adopt renegotiated Area of City Impact – ACI. The text will be modified to reflect the adopted ACI and purpose statements and also to include language that describes and identifies the associated adopted Memorandum of Understanding Area. The Rive Run area has been annexed to the City of Ketchum and should be deleted from this Section.
2. **Figure 9** the current figure 9 will be replaced by the newly adopted City of Sun Valley Area of City Impact Map and an exhibit will be added for the adopted City of Sun Valley and Blaine County Memorandum of Understanding Area.

CHAPTER IV: PLAN IMPLEMENTATION

❖ **Plan Monitoring and Annual Review**

1. **Annual Review is replaced by Periodic Review** with text rewritten to reflect the change.

❖ **Implementation Priorities**

1. This section was deleted because all action items were completed.

APPENDIX

❖ **Tables**

1. All Tables will be updated to reflect current data and check for accuracy of prior data. Evaluate new data sources and cross match all tables with other jurisdictions/agencies.
2. **Table A-10** will be updated to reflect final LUPAs and associated areas.
3. **Table A-11** will be revised in accordance with the amendments in Chapter II and the prioritization given by the City Council as part of their review.

❖ **Notes**

1. All Notes will be amended to reflect forthcoming amendments to the Comprehensive Plan and background research,

❖ **Acronyms and Common Terms**

1. This section will be revised as necessary.

❖ **Summary of Idaho Code 67-6508 Comprehensive Plan Components**

1. A research will be conducted to ensure compliance with all applicable 2015 Idaho Code Sections

❖ **Addendum A: Special Sites Descriptions**

1. Final numbers on Special Sites Exhibit Figure 2 will be re-organized to correspond to final order of special sites as per P&Z Commission direction on July 24, 2014. The purpose for re-ordering Special Sites is for better understandability and format.