

**Summary of Committee Inputs  
p.III-1 to p.III-38 of 2005 Comprehensive Plan  
June 20, 2013**

<b>Page No.</b>	<b>Content to be Updated</b>	<b>Members' Inputs on Updating</b>
	General comment on LUPAs	<ul style="list-style-type: none"> <li>• Do we need LUPAs at all? We can apply a community vision to these areas, as well as others, without putting any unnecessary restrictions on any individual parcels.</li> <li>• We should remember that the only real restrictions placed on property development are enforced by zoning. This is controlled by the City with the advice of the P&amp;Z.</li> </ul>
III-9 and A-33	Figure 2. Special Sites	<ul style="list-style-type: none"> <li>• The designation of "The Lane Ranch North Parcel" as a "Special Site" does not seem appropriate now since this parcel is under development and no longer meets the criteria for a Special Site.</li> </ul>
III-14	LAND USE PLANNING AREA #1: SUN VALLEY RESORT/VILLAGE CORE	<ul style="list-style-type: none"> <li>• What does placement of new Sun Valley Resort laundry facility in area designated for workforce housing/fire substation do to LUPA?</li> <li>• Need to closely look at loss of parking for large events if/when build out on east side of Sun Valley Road/Dollar Road area occurs. Where will parking go? What are the transportation options for events at Sun Valley Village and Dollar?</li> <li>• Need for pedestrian/bike access on sidewalks or designated pedestrian/bike lanes through Sun Valley Village by Pavilion out to Trail Creek Road to connect with existing trail (on south side of Trail Creek) on out to Club House and beyond. These need to be maintained during winter also.</li> <li>• Need to look at transit options to connect Trail Creek Road to new and existing recreation/housing areas.</li> <li>• As this area is almost completely developed, future changes would most likely be incremental. Changes would have to be submitted t the P&amp;Z and the City Council where public comments would be accepted. Again, delete</li> </ul>

		this LUPA
III-18	LAND USE PLANNING AREA #2: GUN CLUB	<ul style="list-style-type: none"> <li>• Update gun club shooting range to new location</li> <li>• 250-foot wide setback should be protected as much as possible to protect this view corridor</li> <li>• Look at how workforce housing can be distributed throughout these planned build out areas</li> <li>• As a comprehensive development plan for this area has been submitted to and approved by the City, this area should be deleted. All future development will be submitted to the P&amp;Z Board and the City Council for approval</li> </ul>
III-21	LAND USE PLANNING AREA #3: SUN VALLEY GATEWAY	<ul style="list-style-type: none"> <li>• Both sides of Sun Valley Road: <ul style="list-style-type: none"> <li>- Need to look at providing safe parking/transit stop points along length of this stretch.</li> <li>- Need for stop light/pedestrian &amp; bike crossing at Bitterroot/Sun Valley Road intersection? Way to do this with low visual impact?</li> </ul> </li> <li>• West Side of Sun Valley Road: <ul style="list-style-type: none"> <li>- Is the open space along Sun Valley Road an entry statement worth protecting? Is this open pastoral space part of the unique and special character of Sun Valley? Is it a "value added" part of the City's desirability?</li> <li>- With the build out plans Sun Valley Company has there will be very little direct open space at "ground level" in the City of Sun Valley. Even shifting development to the toe of the slope does not mitigate visual impact of multi story buildings along this corridor.</li> <li>- Need to look at possibilities of public buyout and/or site exchange of density to protect this corridor.</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>• East side of Sun Valley Road: <ul style="list-style-type: none"> <li>- Look at loss of parking for large events at Sun Valley Village core with build out of this area.</li> <li>- Encourage, promote, support Gondola to ease parking/transportation burdens</li> </ul> </li> <li>• This is probably a legitimate LUPA. But should consider if the Sun Valley Company needs to submit a comprehensive development plan before any specific development occurs, would we require this comprehensive plan before a gondola linking the core, Dollar Mountain, the city of Ketchum and River Run could be built? This gondola could impact LUPA#3 and could be constructed before any other development is envisioned in this LUPA</li> </ul>
III-26	LAND USE PLANNING AREA#4: HORSEMAN'S CENTER AND THE COMMUNITY SCHOOL	<ul style="list-style-type: none"> <li>• Encourage buffering and protection of Red Barn and Idaho Power Plant building. "Park out" these areas.</li> <li>• Encourage protection and buffering of Horseman's Center as it will be surrounded by residential units. Provide adequate trail access to Sun Valley Village and Dollar Mountain for trail rides and wagon/sleigh rides. Can these trails be mixed use for horse/pedestrian/bike?</li> <li>• Look at height, mass and scale of buildings so heights are "stepped back" by road so that maximum density and height occur in center of development and to the end nearest the Village.</li> <li>• Will there be need for fire substation here?</li> <li>• Do not believe the Horseman Center and the Community School should be combined into a single LUPA. The Horseman Center could be added to LUPA#3 and the area designated as "Recreational". The Community School could remain in this LUPA and designated a "Public/Quasi-public," but question raised whether we need a LUPA for this single entity.</li> <li>• The Community School suggested dissolving this LUPA that combines school and resort property, with support by Sun Valley Company</li> </ul>

		<ul style="list-style-type: none"> <li>• The Community School requests that “dorms/residence halls” be added to the Comp Plan language for the Public/Quasi-Public land use designation</li> </ul>
III-30	LAND USE PLANNING AREA #5: DOLLAR MOUNTAIN, PROSPECTOR HILL, AND SUN VALLEY MUNICIPAL COMPLEXES	<ul style="list-style-type: none"> <li>• What are the possible expansions of City facilities? Look at new entry/exit strategy. Separate emergency vehicle entrance from city government/public entrance. Need proper pedestrian/bike crossing from Dollar Lodge parking to City Hall buildings with clear signage and street markings. Look at using non-white road paint colors for this.</li> <li>• As to "appropriate design guidelines" on Prospector Hill - hasn't this been "thrown out the window"? See page 111-8 figure 2 special site C "the ridge between Tail Creek Valley and Elkhorn Valley.</li> <li>• Encourage, promote and support expanded year-round use of Dollar Mountain for recreational, educational and artistic events.</li> <li>• This is probably a legitimate LUPA</li> </ul>
III-34	LAND USE PLANNING AREA #6: RIVER RUN	<ul style="list-style-type: none"> <li>• Promote, support, and encourage building of Gondola to help solve transportation/parking issues</li> <li>• Will placement of workforce housing be on site/Ketchum or supported by City of Sun Valley?</li> <li>• Areas of City Impact: <ul style="list-style-type: none"> <li>- Maintain close ties with inter-governmental agencies and other local cities to cooperate in future oversight and planning to enhance and protect the City of Sun Valley</li> </ul> </li> <li>• This should be deleted as it is no longer under the purview of the City of Sun Valley</li> </ul>

Appendix A

**STEERING COMMITTEE COMMENTS**

**(John Calvert)**

**(5/1/13)**

**Page III-9 & A-33** – the designation of “The Lane Ranch North Parcel” as a “Special Site” does not seem appropriate now since this parcel is under development and no longer meets the criteria for a Special Site.



## Isabel Lui

---

**From:** Mark Hofman  
**Sent:** Tuesday, May 07, 2013 2:21 PM  
**To:** Isabel Lui  
**Subject:** FW: Land Use Planning Areas Submitted by Susan Tucker

Mark Hofman, AICP  
Community Development Director  
City of Sun Valley  
(208) 622-4438  
[mhofman@svidaho.org](mailto:mhofman@svidaho.org)



---

**From:** Susan Tucker [<mailto:poona4fun@gmail.com>]  
**Sent:** Thursday, May 02, 2013 5:32 AM  
**To:** Mark Hofman  
**Subject:** Land Use Planning Areas Submitted by Susan Tucker

Land Use Planning Areas Submitted by Susan Tucker

I strongly urge a three-dimensional model of all these areas showing planned built out.

#1: Sun Valley resort/Village Core

1. What does placement of new SV Resort laundry facility in area designated for workforce housing/fire substation do to LUPA?
2. Need to closely look at loss of parking for large events if/when build out on E. side of SV Road/Dollar Rd area occurs. Where will parking go? What are transportation options for events at SV Village and Dollar?
3. Need for ped/bike access on sidewalks or designated ped/bike lanes through SV Village by Pavilion out to Trail Creek Rd to connect with existing trail (on S side of Trail Creek) on out to Club House and beyond. These need to be maintained during winter also.
4. Need to look at transit options to connect out Trail Creek Rd to new and existing recreation/housing areas.

#2: Gun Club

1. Update gun club shooting range to new location .
2. 250-foot wide setback should be protected as much as possible to protect this view corridor.
3. Look at how workforce housing can be distributed throughout these planned build out areas.

### #3: Sun Valley Gateway

Both sides of S.V. Road: Need to look at providing safe parking/transit stop points along length of this stretch.  
Need for stop light/ped & bike xing at Bitterroot/S.V. Road intersection? Way to do this with low visual impact?

#### West Side of SV Road:

Is the open space along S.V. Road an entry statement worth protecting? Is this open pastoral space part of the unique and special character of S.V.? Is it a "value added" part of the City's desirability?

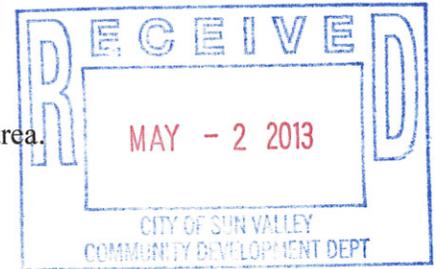
With the build out plans S.V. Co. has there will be very little direct open space at "ground level" in the city of S.V. Even shifting development to the toe of the slope does not mitigate visual impact of multi story buildings along this corridor.

Need to look at possibilities of public buyout and/or site exchange of density to protect this corridor.

#### East Side of S.V. Road:

Look at loss of parking for large events at S.V. Village core with build out of this area.

Encourage, promote, support Gondola to ease parking/transportation burdens.



#### Area #4:

Encourage buffering and protection of Red Barn and Idaho Power Plant building. "Park out" these areas.

Encourage protection and buffering of Horseman's Center as it will be surrounded by residential units. Provide adequate trail access to S.V. Village and Dollar mountain for trail rides and wagon/sleigh rides. Can these trails be mixed use horse/ped/bike?

Look at height, mass and scale of buildings so heights are "stepped back" by road so that max density and height occur in center of development and to the end nearest the Village.

Will there be need for fire substation here?

#### Area #5:

What are the possible expansion of City facilities? Look at new entry/exit strategy. Separate emergency vehicle entrance from city government/public entrance. Need proper ped/bike xing from Dollar Lodge parking to City Hall buildings with clear signage and street markings. Look at using non-white road paint colors for this.

As to "appropriate design guidelines" on Prospector Hill - hasn't this been "thrown out the window"? See page 111-8 figure 2 special site C "the ridge between Tail Creek Valley and Elkhorn Valley.

Encourage, promote and support expanded year-round use of Dollar Mountain for recreational, educational and artistic events.

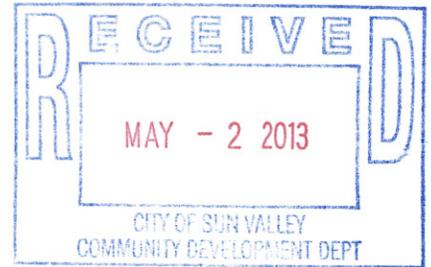
#### Area #6:

Promote, support, and encourage building of Gondola to help solve transportation/parking issues.

Will placement of workforce housing be on site/Ketchum or supported by City of Sun Valley?

Areas of City Impact:

Maintain close ties with inter-govenmental agencies and other local cities to cooperate in future oversight and planning to enhance and protect the City of Sun Valley.



Crispin Thiessen:

Comments on Section III – Future Land Use



The following comments are applicable to the six LUPAs presently included in the existing Comprehensive Plan.

LUPA #6: River Run - This should be deleted as it is no longer under the purview of the City of Sun Valley.

LUPA #2: Gun Club – As a comprehensive development plan for this area has been submitted to and approved by the City, this area should be deleted. All future development will be submitted to the P&Z Board and the City Council for approval.

LUPA #1: Sun Valley Resort/Village Core – As this area is almost completely developed, future changes would most likely be incremental. Changes would have to be submitted to the P&Z and the City Council where public comments would be accepted. Again, delete this LUPA.

LUPA #4: Huntsman Center and the Community School – I don't believe that this area should be combined into a single LUPA. The Huntsman Center could be added to LUPA #3 and the area designated as "Recreational." The Community School could remain in this LUPA and designated a "Public/Quasi-public," but I question whether we need a LUPA for this single entity.

LUPA #3 and LUPA #5: Sun Valley Gateway and Dollar Meadow, Prospector Hill and Sun Valley Municipal Complex – these are probably legitimate LUPAs, but I have questions that we ought to consider.

1. If the Sun Valley Company needs to submit a comprehensive development plan before any specific development occurs, would we require this comprehensive plan before a gondola linking the core, Dollar Mountain, the city of Ketchum and River Run could be built? I think that this gondola could impact LUPA #3 and could be constructed before any other development is envisioned in this LUPA.
2. Do we need LUPAs at all? We can apply a community vision to these areas, as well as others, without putting any unnecessary restrictions on any individual parcels.

We should remember that the only real restrictions placed on property development are enforced by zoning. This is controlled by the City with the advice of the P&Z.



## Isabel Lui

---

**From:** Mark Hofman  
**Sent:** Wednesday, June 19, 2013 4:17 PM  
**To:** Holmes, David  
**Cc:** Keith Keim; Ben Pettit; Isabel Lui  
**Subject:** RE: LUPA

Thanks David;

We will add the comments to the spreadsheet and announce them as part of the meeting. But feel free to also discuss them when we return to the LUPA review discussion and Future Land Use Map.

Have a great, successful and fun trip to Brazil! See you on your return.

Mark Hofman, AICP  
Community Development Director  
City of Sun Valley  
(208) 622-4438  
[mhofman@svidaho.org](mailto:mhofman@svidaho.org)



---

**From:** Holmes, David [<mailto:dholmes@communityschool.org>]  
**Sent:** Wednesday, June 19, 2013 10:01 AM  
**To:** Mark Hofman; Isabel Lui  
**Cc:** Keith Keim; Ben Pettit  
**Subject:** LUPA

Hi, Mark and Isabel,

Building off the excellent meeting Lisa Stelck and I had with Mark last week, I am proposing that we dissolve the LUPA that combines school and resort property. I chatted with Wally today, he thinks this is an excellent idea. Mark or Isabel, will you present this proposal as part of presenting what has come to you? Or do we do this live at the meeting? Or both?

As I mentioned, I will be away next week (Brazil!), so I will have Keith Keim and Ben Pettit, Assistant Head of School, representing me and the school at the meeting. If you have any suggestions on this aspect, just let me know.

Thanks for all your help,

David

--

David Holmes

Head of School

Community School

One Community School Drive

PO Box 2118

Sun Valley, ID 83353

208.622.3960 ext. 101

[dholmes@communityschool.org](mailto:dholmes@communityschool.org)

[www.communityschool.org](http://www.communityschool.org)



## Isabel Lui

---

**From:** Mark Hofman  
**Sent:** Thursday, June 20, 2013 3:30 PM  
**To:** Holmes, David  
**Cc:** Ben Pettit; Keith Keim; Lisa Stelck; Jay Hagenbuch; Joan Swift; Isabel Lui  
**Subject:** RE: Language Re. Residence Hall

Thank you, David. We will add the comment regarding "dorms/residence halls" to the Steering Committee comment summary sheets.

Much appreciated.

Mark Hofman, AICP  
Community Development Director  
City of Sun Valley  
(208) 622-4438  
[mhofman@svidaho.org](mailto:mhofman@svidaho.org)



---

**From:** Holmes, David [<mailto:dholmes@communityschool.org>]  
**Sent:** Thursday, June 20, 2013 3:28 PM  
**To:** Mark Hofman  
**Cc:** Ben Pettit; Keith Keim; Lisa Stelck; Jay Hagenbuch; Joan Swift  
**Subject:** Language Re. Residence Hall

Dear Mark,

Looking ahead to our meeting on June 25, I want to request that "dorms/residence halls" be added to the Comp Plan language for the Public/Quasi-Public land use designation. The Community School is exploring this option for the Trail Creek Campus site, and we want to assure that our language provides for this eventuality.

Thanks much,

David

--

David Holmes  
Head of School  
Community School  
One Community School Drive  
PO Box 2118  
Sun Valley, ID 83353  
208.622.3960 ext. 101  
[dholmes@communityschool.org](mailto:dholmes@communityschool.org)  
[www.communityschool.org](http://www.communityschool.org)