

**Summary of Public Inputs**  
**p.II-1 to p.II-35 of 2005 Comprehensive Plan**  
**July 8, 2013**

<b>Page No.</b>	<b>Content to be Updated</b>	<b>Public 's Inputs on Updating</b>
		<ul style="list-style-type: none"> <li>• Suggest that the Comprehensive Plan addresses a way, on an annual basis, to report on steps and action items have been dealt with by the appropriate agencies. This is a way for the public to be kept informed and engaged.</li> </ul>
II-4	Goal 1: Preserve and Protect Natural and Scenic Resources, the Environment, and Open Space	<ul style="list-style-type: none"> <li>• Wildlife habitat needs to be defined better. It is nonsense to hear people talk about elk eating people's garden. There is obviously a difference between backyards and the wildlife habitat areas planners have in mind.</li> </ul>
II-9	Goal 2: Promote Sustainability of the Resort Economy	<ul style="list-style-type: none"> <li>• This section does not include any housing objective for low-wage resort workers. Suggest adding at least one objective in this section on housing, as there is a strong connection between housing and economic vitality/sustainability. See Appendix A, p.4, letter from David Patrie, BCHA for details</li> <li>• I like the idea of keeping the goal broader and referring to the general economy.</li> <li>• We can specifically address the "Resort Economy" in the first objective.</li> <li>• I think we should also think about/address economic objectives for: <ul style="list-style-type: none"> <li>- Community School</li> <li>- The Real estate economy (this might include more closely linking Elkhorn with Sun Valley in a branding/marketing sense)</li> <li>- Local enterprises</li> </ul> </li> </ul>
II-11	Goal 3: Maintain Social and Economic Diversity and Protect the Vitality and Cultural Heritage of Sun Valley	<ul style="list-style-type: none"> <li>• Keep Objective 3.1 in this section. Given the legal realities in Idaho, the action items need review and new ideas should be considered. See Appendix A, p.4, letter from David Patrie, BCHA for details</li> <li>• Suggest considering dividing this goal into 3 separate goals</li> </ul> <p style="background-color: yellow; margin-top: 10px;"><b>Goal 3: Foster Lifelong Learning and Cultural Vitality and Respect Historical Heritage</b></p>

		<p>This could incorporate any objectives related to:</p> <ul style="list-style-type: none"> <li>- Community School</li> <li>- Pavilion Events</li> <li>- Writers Conference</li> <li>- Film Festivals</li> <li>- Wellness Festival</li> <li>- Arts (Peter Palmedo's suggestion about encouraging diversity of the arts)</li> <li>- Preserving the historical heritage of Sun Valley</li> </ul> <p><b>Goal 4: Encourage and Support Social and Economic Diversity</b></p> <p>This could incorporate any objectives related to:</p> <ul style="list-style-type: none"> <li>- Acknowledgement that our community is a diversity of young people, older people, professional couples, wage and management employees for the city, resort, and larger community.</li> <li>- Support housing and employment opportunities for a range of residents who add to the community.</li> <li>- Welcome the larger WRV community to enjoy the amenities of Sun Valley (SV Symphony, bike path, Dollar Mtn., trails, golf, gun club, holiday events, etc.)</li> </ul> <p><b>Goal 5: Encourage and Support Stewardship of the SV Community by its Citizens</b></p> <p>This could incorporate any objectives related to:</p> <ul style="list-style-type: none"> <li>- Create leadership opportunities for citizens who wish to get involved in governance</li> <li>- Determine ways to involve second homeowners to a greater degree in city affairs</li> </ul>
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		<ul style="list-style-type: none"> <li>- Create broader outreach/communication to citizens</li> <li>- Create opportunities for gathering as a community</li> <li>- Work to connect SVEA /Lane Ranch/ Sun Valley and/or various HOAs</li> </ul>
II-16	Goal 4: Promote Development that is Context Sensitive and Complementary to Adjacent Property	<ul style="list-style-type: none"> <li>• Incorporate the subject of signage and way finding as part of the revised comprehensive plan. It is important to coordinate signage between SVEA, Sun Valley and Sun Valley Co., to ensure it is accurate and clear way finding. Attractive signage is also important. Currently there are signs that are irrelevant, e.g. Elkhorn Village</li> </ul>
II-15	MANAGE GROWTH AND DEVELOPMENT	<ul style="list-style-type: none"> <li>• Growth management implies growth. Growth management is a perfectly acceptable planning term of art. Managing growth is exactly what Comprehensive Plans and related implementing ordinances policies do. Changing that term to “Encourage Growth” is going to throw gasoline on any potential fires in the public discussion. Agreed with the statement that a community must grow or die. It is how it grows while preserving the good qualities of its character that is important, which is also the purpose of the Comprehensive Plan.</li> </ul>
	Comments on June 25, 2013 Steering Committee Meeting	<ul style="list-style-type: none"> <li>• It seems harmless to include a statement about private property rights, but the discussion among Steering Committee members illustrates that one person’s property rights can violate another’s property rights. There is nothing absolute about private property rights. Furthermore, the very notion of a comprehensive plan and zoning has an impact on private property rights. There should be further discussion of what people mean by private property rights.</li> <li>• Land use and zoning definitely has an impact on economic development. By encouraging uses or limiting density or allowing increased or limited density and intensity of development affects business growth and the economic well-being of a City or region.</li> <li>• Although the Sun Valley Company owns the vast majority of undeveloped property, they do not own all of it. Mr. Huffman’s comments about the City being unusual because they are the only property owner with property to be developed should not be accepted without comment. There may be other smaller holdings that might be</li> </ul>

		<p>subdivided; there are properties that could be developed or redeveloped. The comprehensive plan needs to take this into consideration. The designation of special planning areas for the Sun Valley Company properties is an excellent approach to the unique nature of property holdings in Sun Valley.</p>
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## Isabel Lui

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**From:** Mark Hofman  
**Sent:** Wednesday, June 26, 2013 3:54 PM  
**To:** Isabel Lui  
**Subject:** FW: Comprehensive Plan

Forwarded Comp Plan Update comment email from the public for your summary/tracking.

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



-----Original Message-----

**From:** Lynne Heidel [<mailto:heidel.lynne@gmail.com>]  
**Sent:** Wednesday, June 26, 2013 10:53 AM  
**To:** Mark Hofman  
**Subject:** Comprehensive Plan

Dear Mr. Hofman,

I attended the Steering Committee meeting yesterday but could not stay until the end. I am not sure you were the staff person speaking at the meeting, but I am sure you can communicate my comments below to the appropriate folks. May I make a couple of observations?

I am a full time resident and property owner in the City. While I am now retired, I spent 33 years practicing land use law in San Diego, California. I have owned property in Sun Valley for many years, so I am aware that land use law in Idaho is not the same as California, but I think good planning is good planning regardless where it takes place. I would like to make the following comments in that general spirit and not with any particular bias.

First, "Growth Management" implies growth. Growth Management is a perfectly acceptable planning term of art. Managing growth is exactly what Comprehensive Plans and related implementing ordinances and policies do. Changing that term to "Encourage Growth" is going to throw gasoline on any potential fires in the public discussion. Please understand, that I agree with whoever said a community must grow or die. It is how it grows while preserving the good qualities of its character that is important. And that is the purpose of the Comprehensive Plan.

Second, "wildlife habitat" needs to be defined better. What nonsense to hear people talk about elk eating people's gardens. There is obviously a difference between backyards and the wildlife habitat areas planners have in mind.

Third, it seems harmless to include a statement about private property rights, but the discussion among Steering Committee members illustrates that one person's property rights can violate another's property rights. There is nothing absolute about private property rights. Furthermore, the very notion of a comprehensive plan and zoning has an impact on private property rights. I think there should be further discussion of what people mean by private property rights.

Fourth, land use planning and zoning definitely has an impact on economic development. By encouraging uses or limiting density or allowing increased or limited density and intensity of development affects business growth and the economic well-being of a City or region.

Finally although the Sun Valley Company owns the vast majority of undeveloped property, they do not own all of it. Mr. Huffman's comments about the City being unusual because they are the only property owner with property to be developed should not be accepted without comment. I think there may be other smaller holdings that might be subdivided; there are properties that could be developed or redeveloped. The comprehensive plan needs to take this into consideration. I think that the designation of special planning areas for the Sun Valley Company properties is an excellent approach to the unique nature of property holdings in Sun Valley.

Lynne Heidel

