Sun Valley Resort Master Plan

April 6, 2004
Revised December 27, 2004

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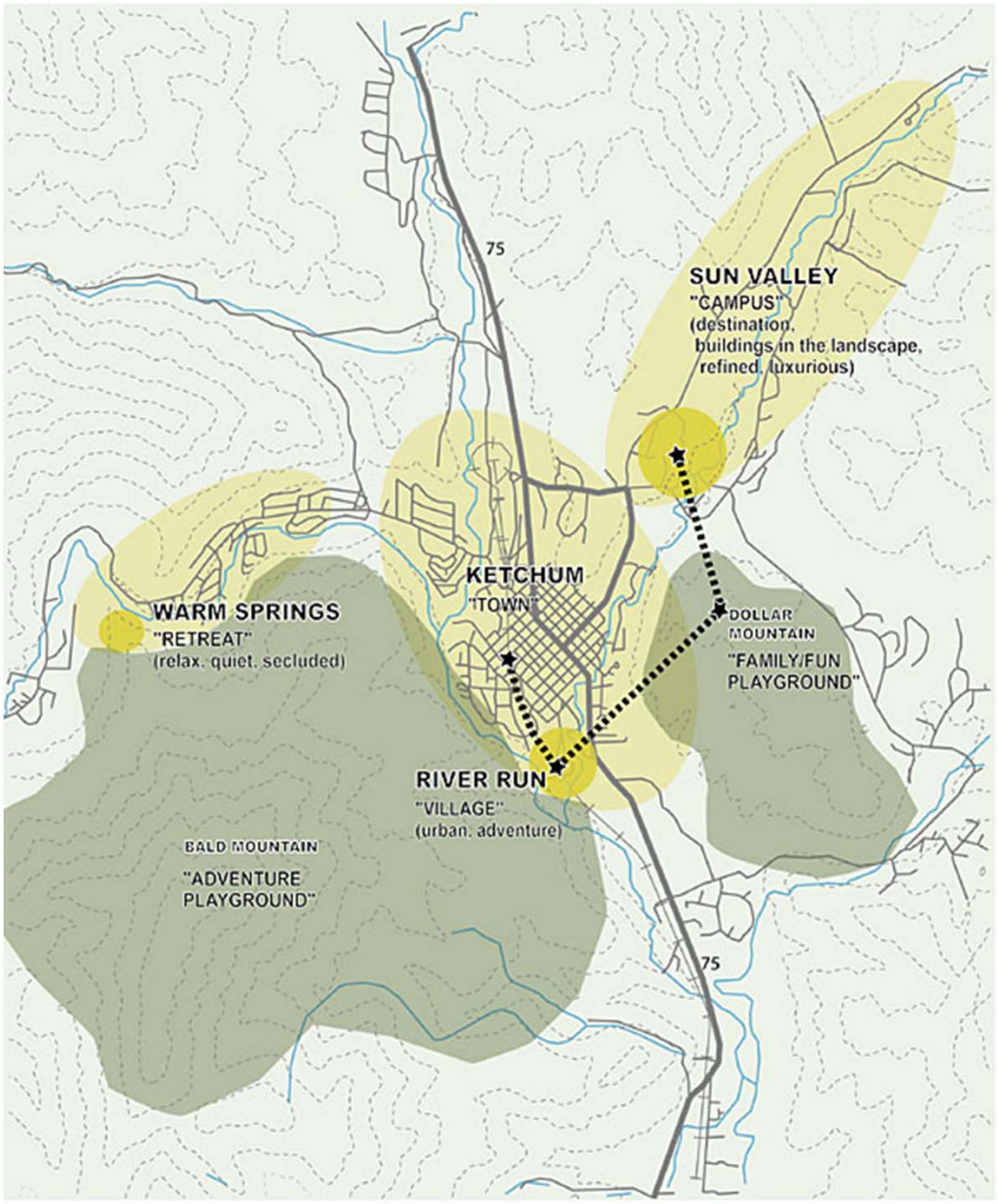

Resort Concept

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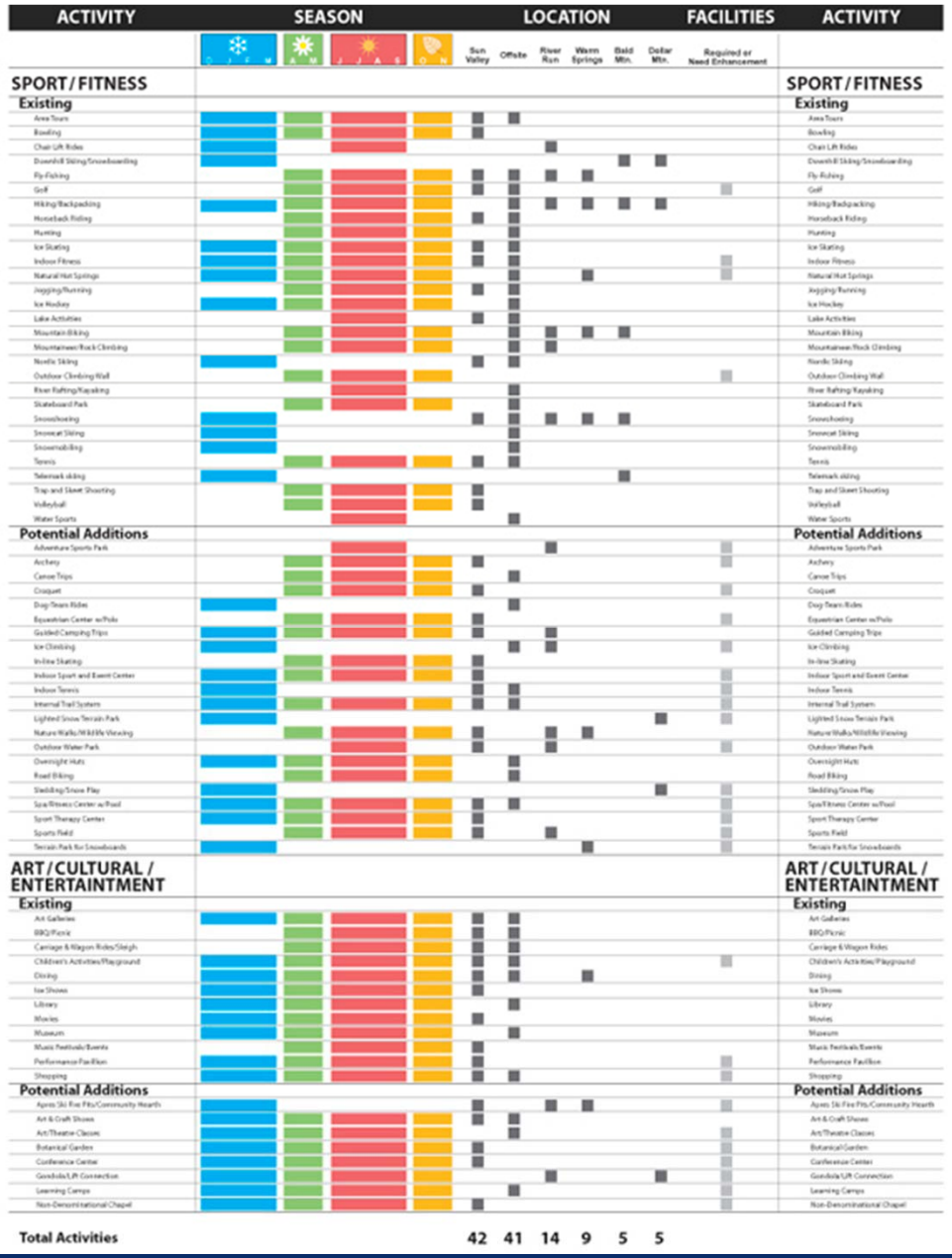

Activity Program Summary

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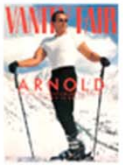
SENSE OF HISTORY

Hollywood • Olympians • Hemingway • Railroad • The Ice Rink



PERSONAL PASSION FOR QUALITY

The Ski Lodges • Sun Valley Grounds

WIDE OPEN SPACES

Oasis • Big Views • Open Hillsides • Views to Baldy •
Elevation 5750': No Altitude Sickness • Mountain Living With a Real Summer

KETCHUM/SUN VALLEY

Real People • Unpretentious • Safe • Home • Comfortable

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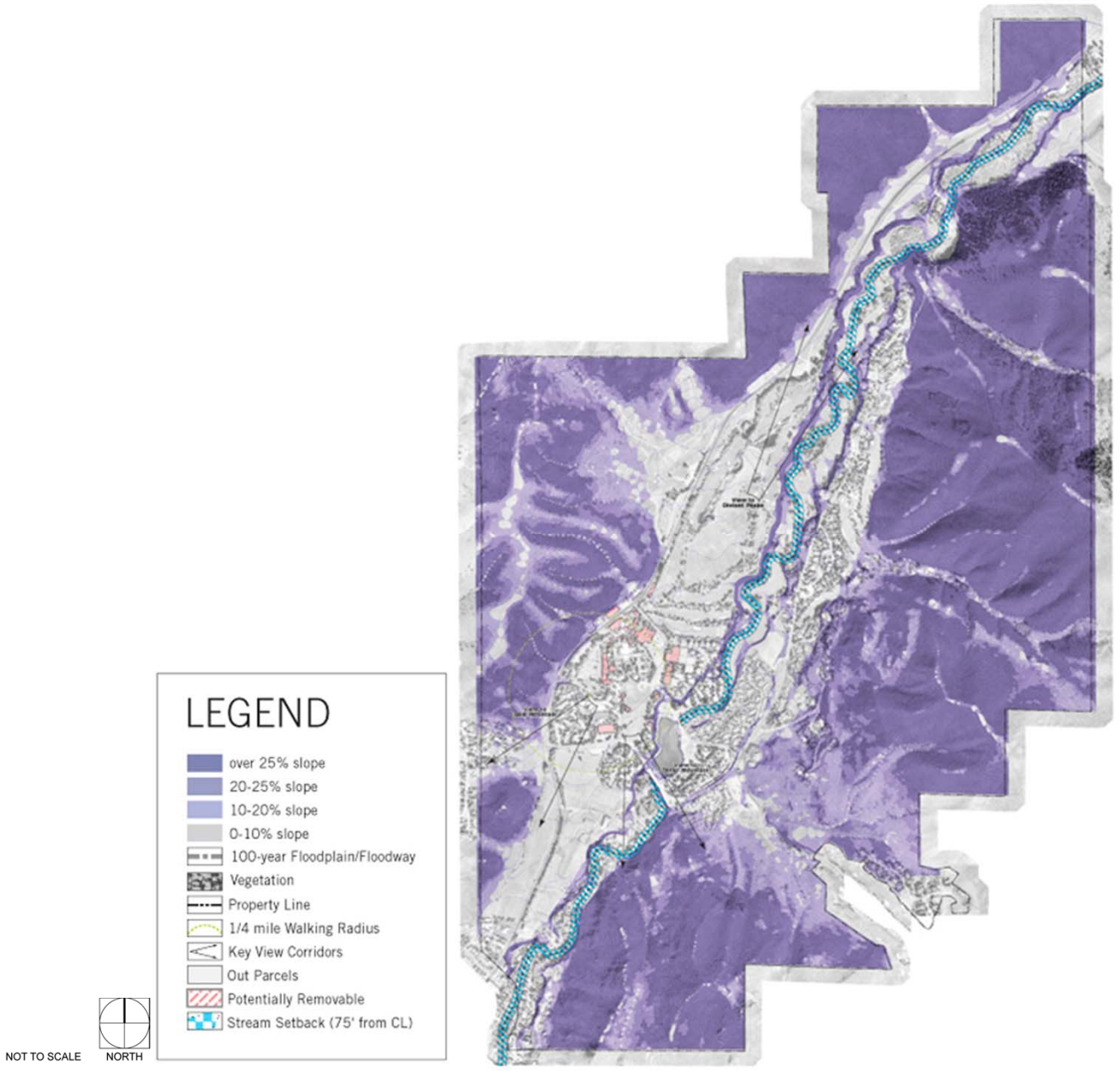

Sun Valley Site Analysis

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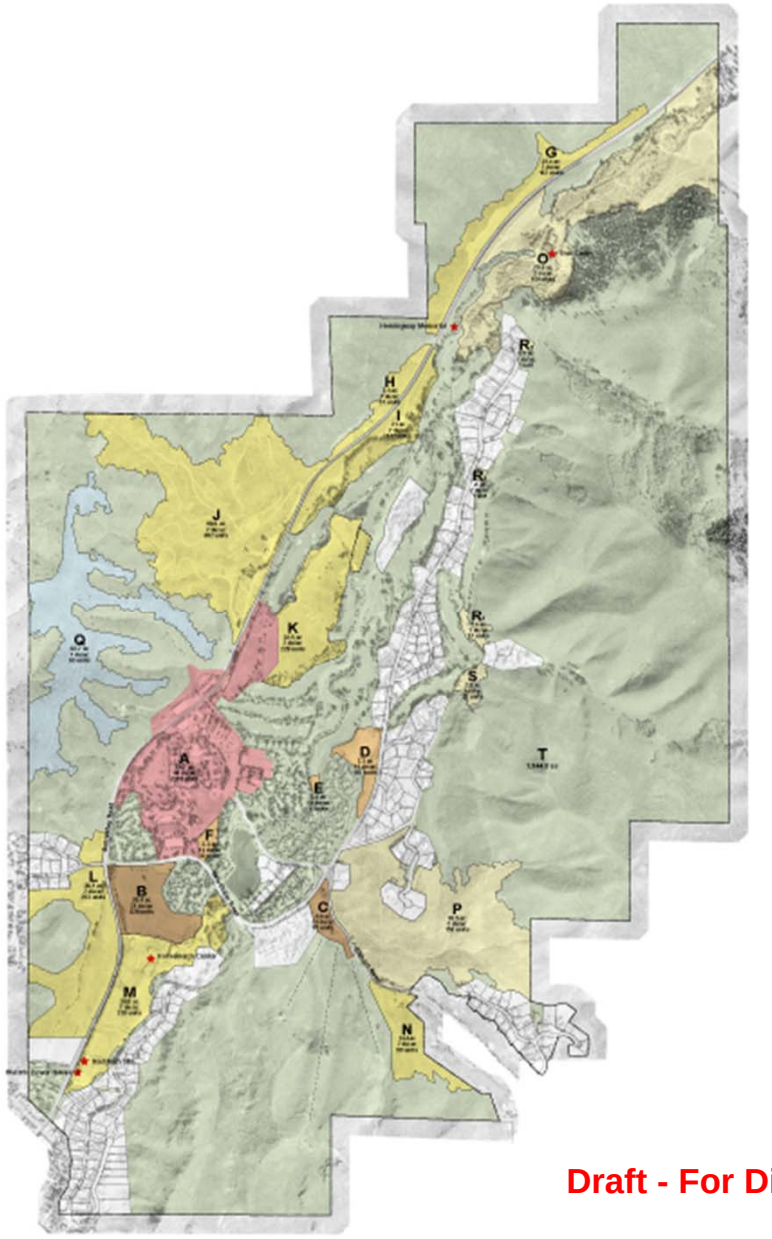

LEGEND

	CC	30 du/ac
	SC	0 du/ac
	RM-2	21 du/ac
	RM-1	14 du/ac
	RS-2	7 du/ac
	RS-1	2 du/ac
	RA	1 du/ac
	OR	0 du/ac

NOT TO SCALE

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Sun Valley Land Capacity

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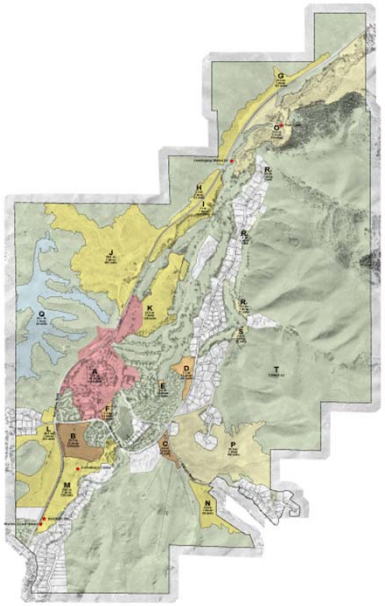

Parcel ID	Land Use Designation	Allowed Density	Acres	Proposed Density	Total Units	Commercial Allowed
A[1]	CC	30	77.7	30	2,331	Yes
B	RM-2	21	20.4	21	428	No
C	SC	21	4.6	21	97	Yes
D	RM-1 / RS-1	14	7.3	14	101	No
E	OR-1	0	0.5	14	7	No
F	RS-2	7	2.3	14	32	No
G	OR-1	0	22.4	7	156	No
H	OR-1	0	7.3	7	51	No
I	RS-1	2	21.0	7	147	No
J	RS-2	7	98.9	7	692	No
K	RS-1 / OR-1	2	32.5	7	227	No
L	RM-1 / OR-1	0	36.1	7	252	No
M	OR-1	0	30.0	7	210	No
N	OR-1	0	14.1	7	98	No
O	RA / OR-1	1/ 0	79.6	2	159	No
P	OR-1	0	76.5	2	153	No
Q	OR-1	0	62.7	1	62	No
R1	OR-1	0	2.4	1	2	No
R2	OR-1	0	0.6	2	1	No
R3	OR-1	0	0.5	2	1	No
S	OR-1	0	2.8	1	2	No
T	OR-1		1,341.5	0	0	No
Sun Valley Co. Land			**1941.7**	**Total Units**	**5,209**	
Outparcels			**334.7**			
TOTAL LAND			**2276.4**			

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[1] Includes existing 253 lodging units.

Land Capacity Development Summary

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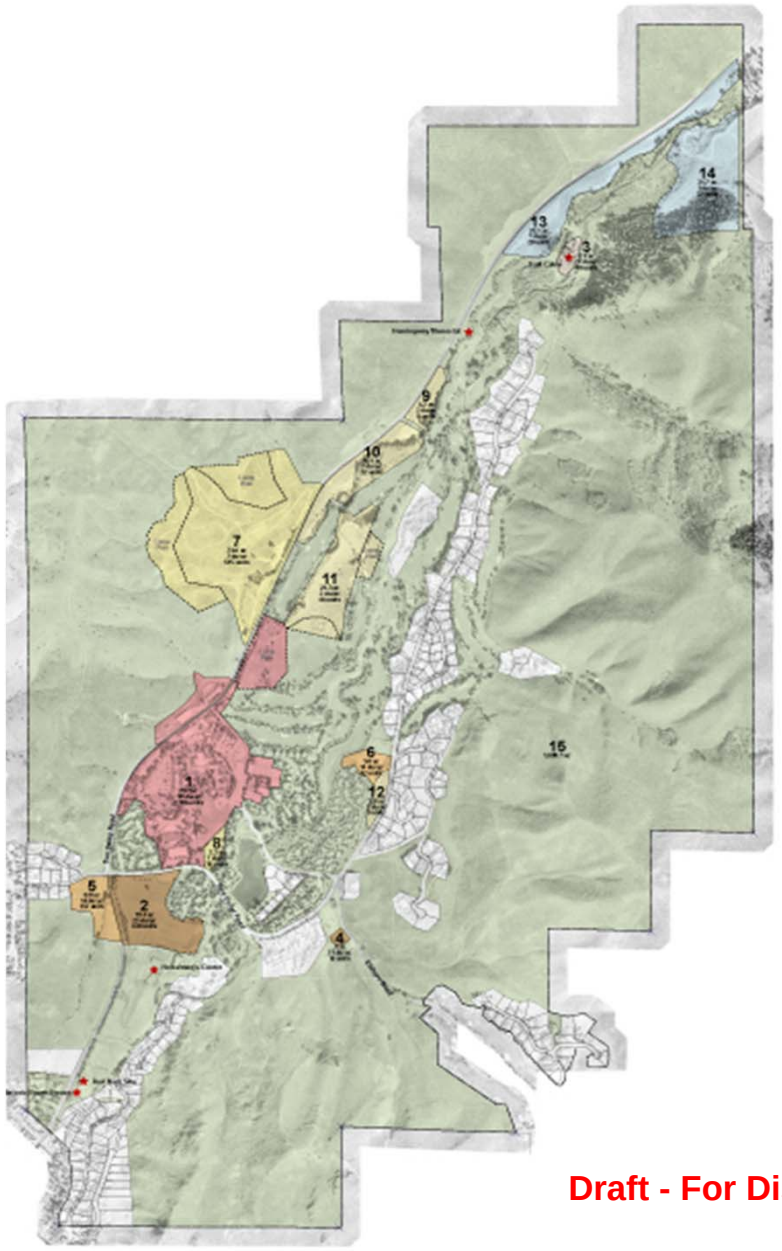

LEGEND

	CC	30 du/ac
	SC	0 du/ac
	RM-2	21 du/ac
	RM-1	14 du/ac
	RS-2	7 du/ac
	RS-1	2 du/ac
	RA	1 du/ac
	OR	0 du/ac

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Sun Valley Zoning Capacity

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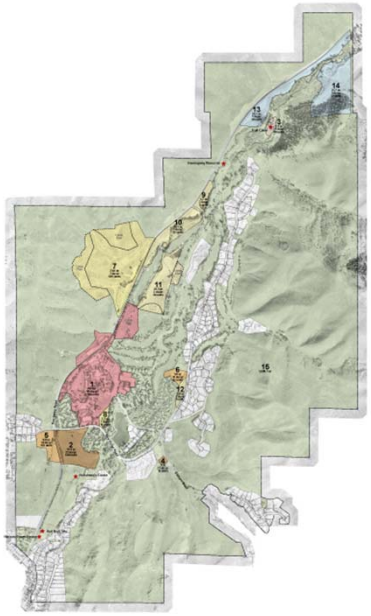

Parcel ID	Land Use Designation	Acre	Allowable Density	Total Units	Commercial Allowed	Comments
1[1][2]	CC	70.2	30	2,106	Yes	
2	RM-2	19.4	21	407	No	
3	SC	2.3	21	48	Yes	
4	SC	0.8	21	16	Yes	
5	RM-1	8.0	14	112	No	
6	RM-1	3.0	14	42	No	
7 [2]	RS-2	73.6	7	515	No	
8	RS-2	2.3	7	16	No	
9	RS-1	4.2	2	8	No	PUD Not Allowed
10	RS-1	16.4	2	32	No	PUD Not Allowed
11[2]	RS-1	23.3	2	46	No	PUD Not Allowed
12	RS-1	3.0	2	6	No	PUD Not Allowed
13	RA	20.1	1	20	No	
14	RA	31.7	1	31	No	
15	OR-1	1,663.4	0	0	No	
Sun Valley Co. Land		**1,941.7**		**3,405**		
Outparcels		**334.7**				
TOTAL LAND		**2,276.4**				

[1] Includes existing 253 lodging units.
[2] Includes areas from the Comprehensive Plan.

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Zoning Capacity Development Summary

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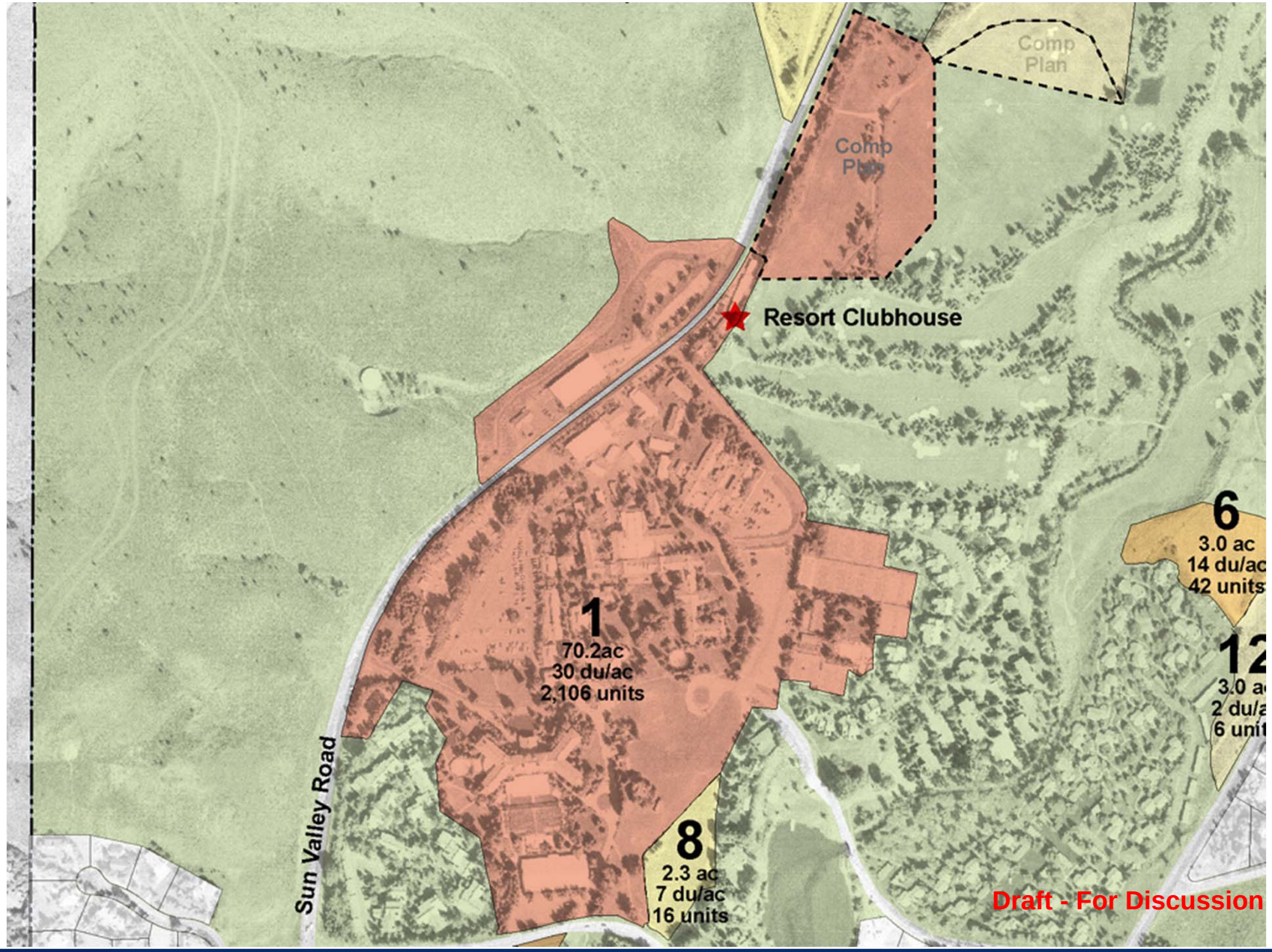

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Sun Valley Core Current Zoning

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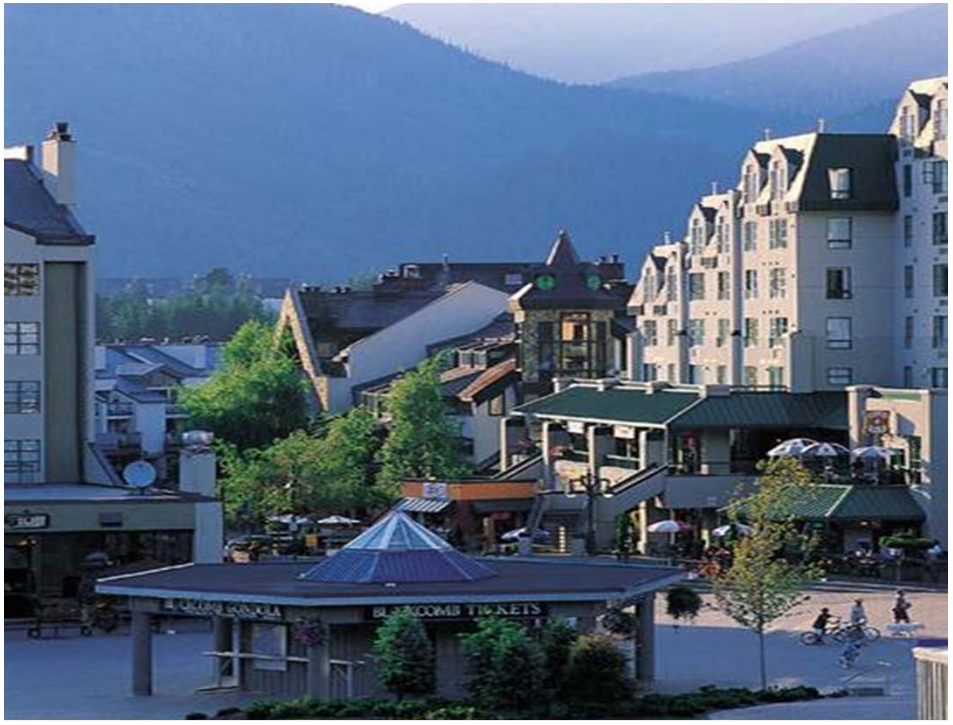

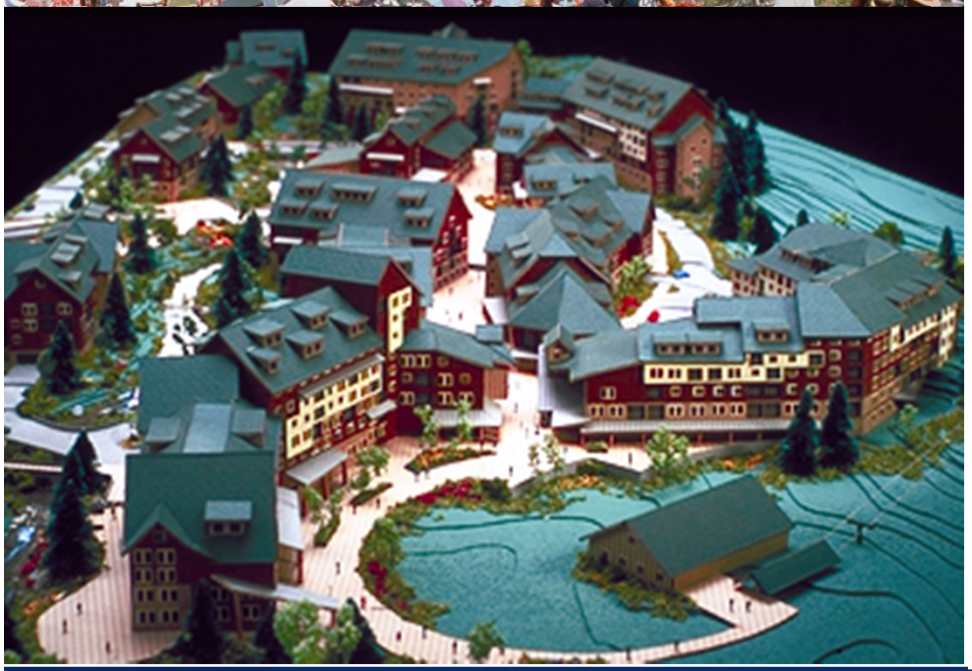

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Sun Valley

Density Examples
(24 – 30 du/ac)

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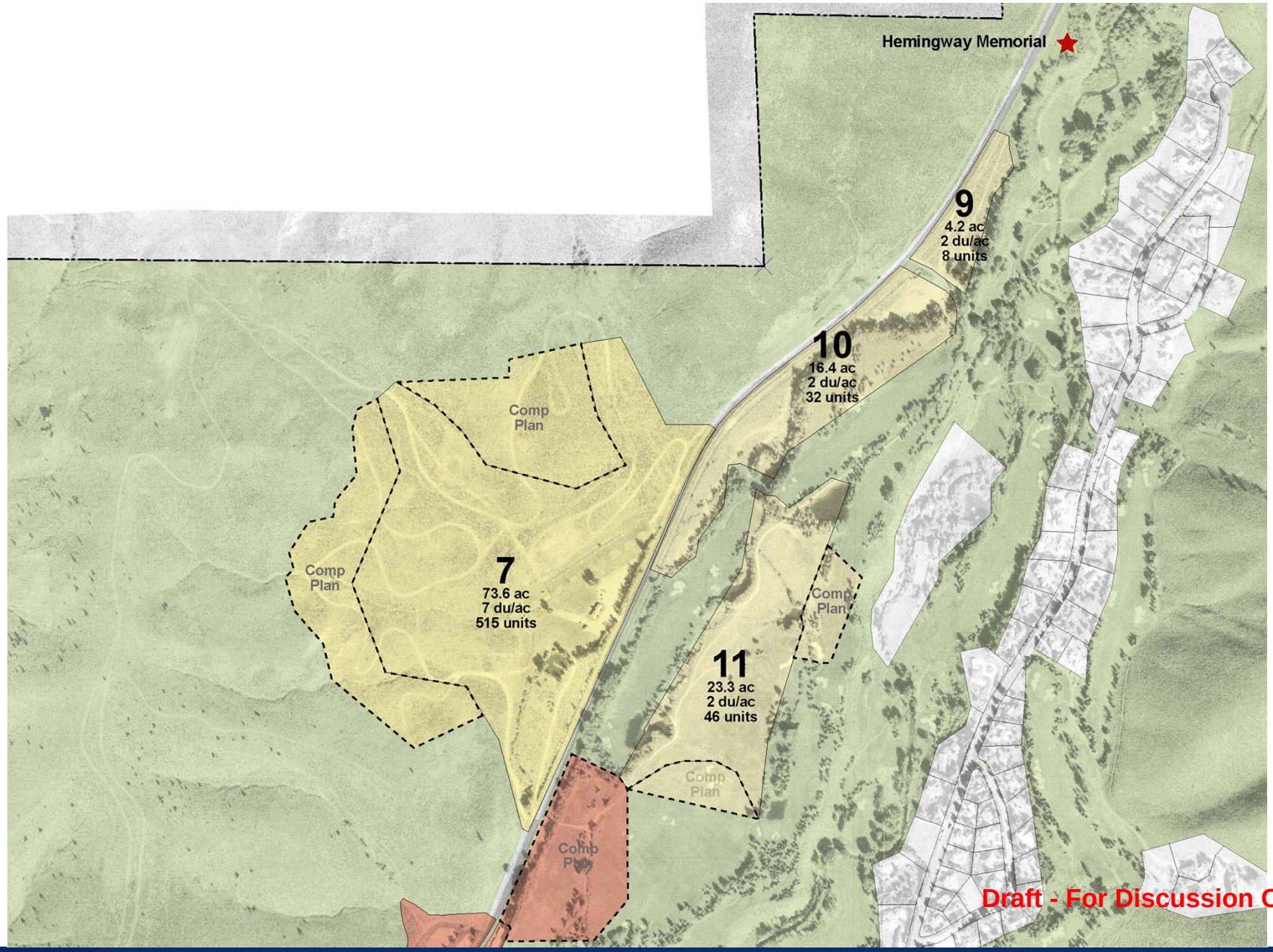

Gun Club Current Zoning

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Gun Club Zoning Example

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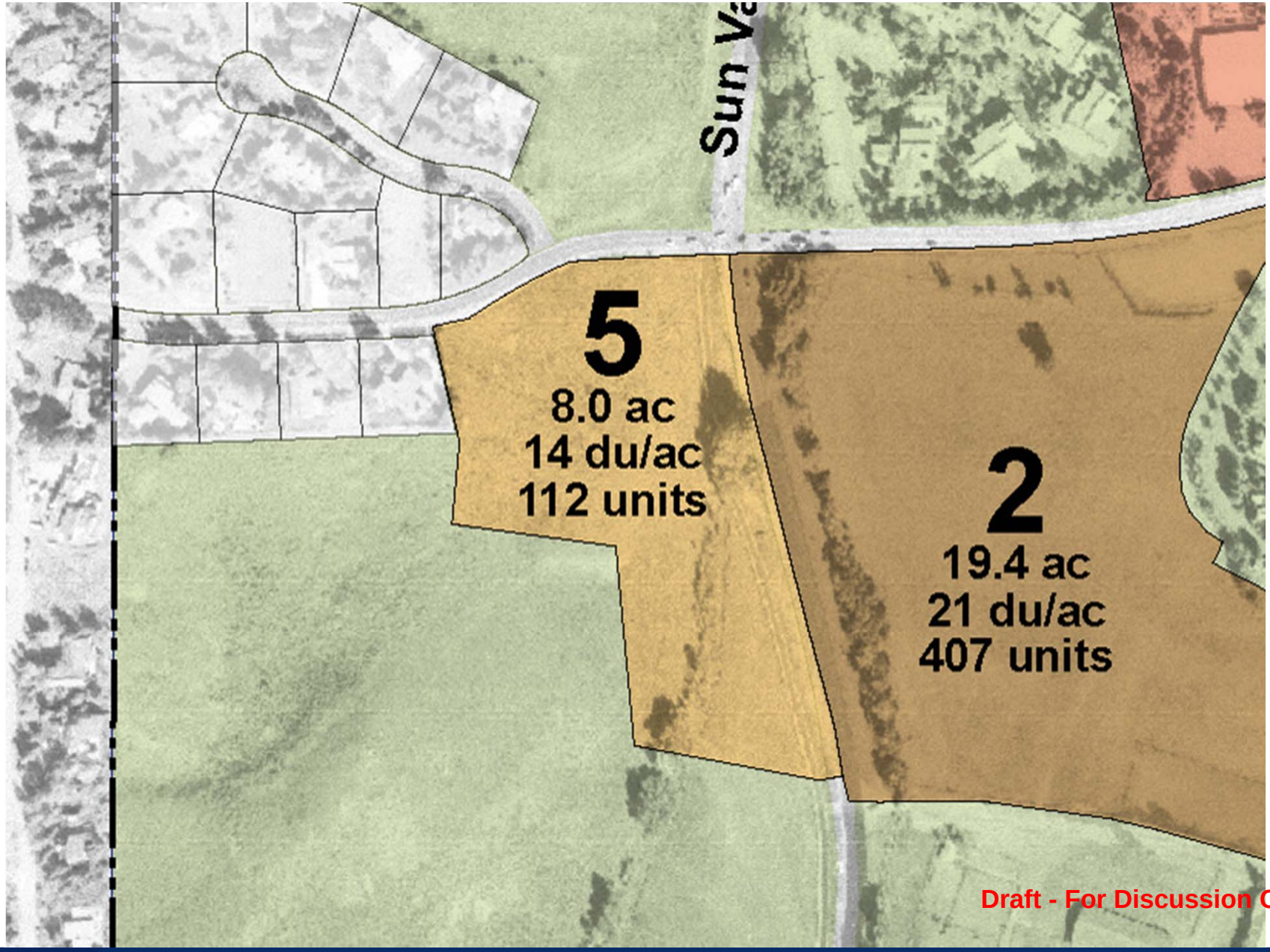

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Penny Mtn. Corner Current Zoning

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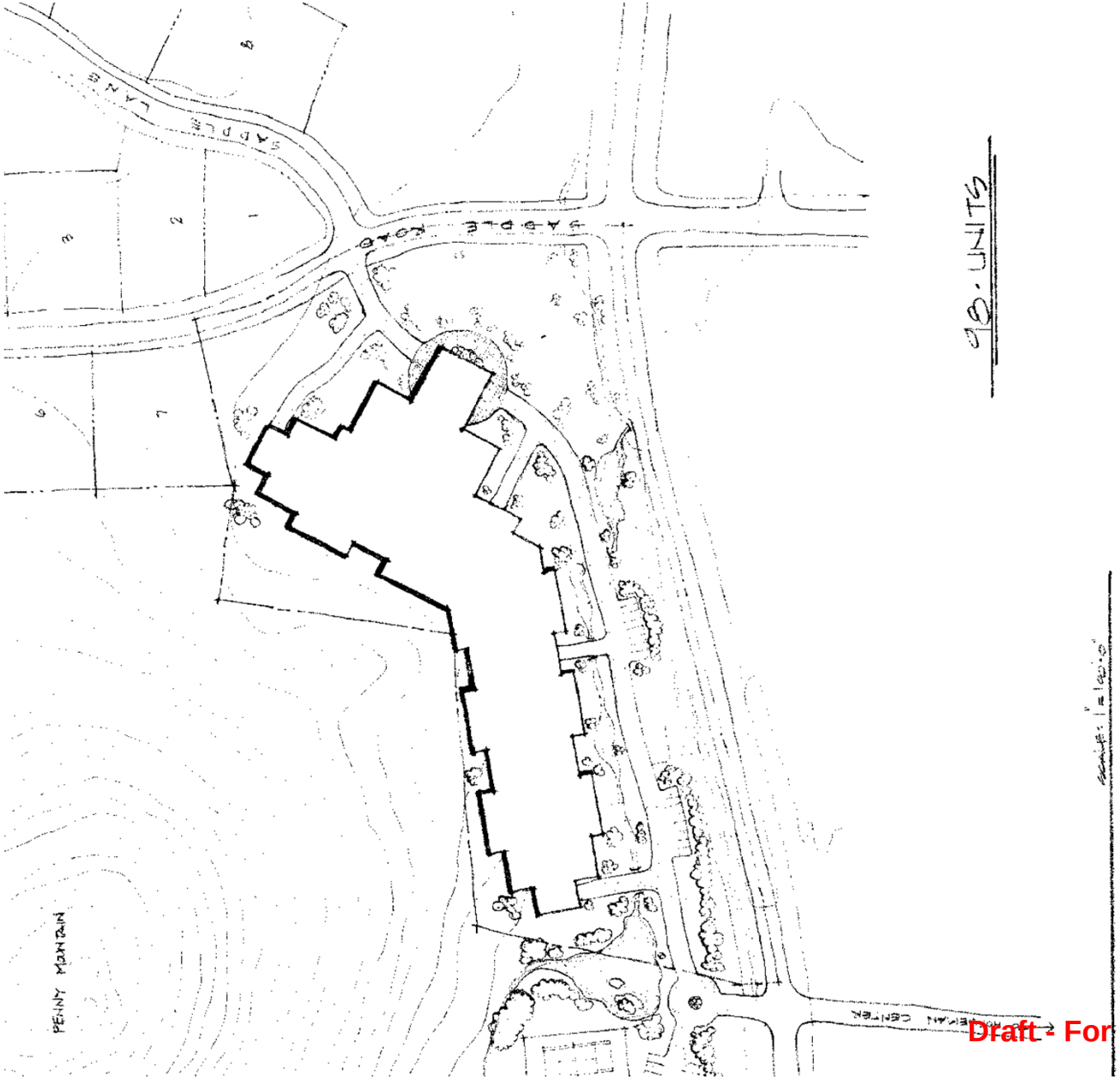

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Penny Mtn. Corner Zoning Example

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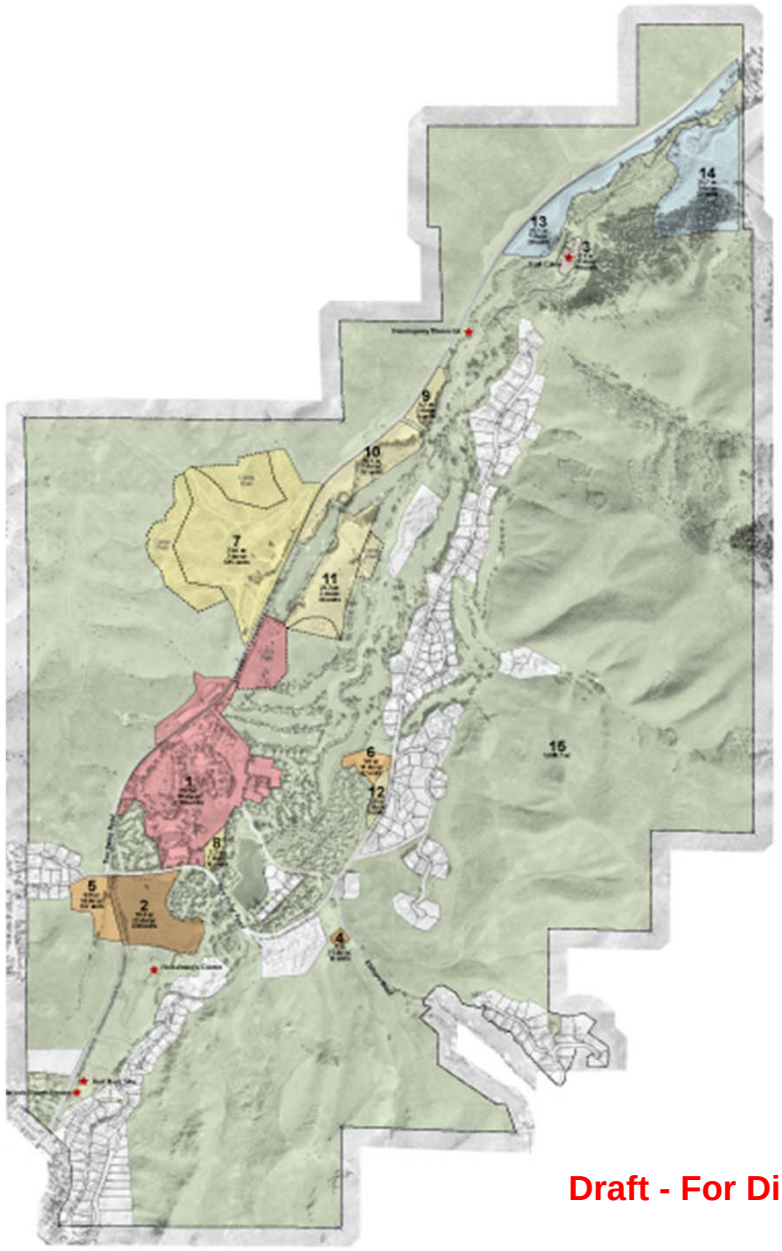

LEGEND

	CC	30 du/ac
	SC	0 du/ac
	RM-2	21 du/ac
	RM-1	14 du/ac
	RS-2	7 du/ac
	RS-1	2 du/ac
	RA	1 du/ac
	OR	0 du/ac

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Sun Valley Zoning Capacity

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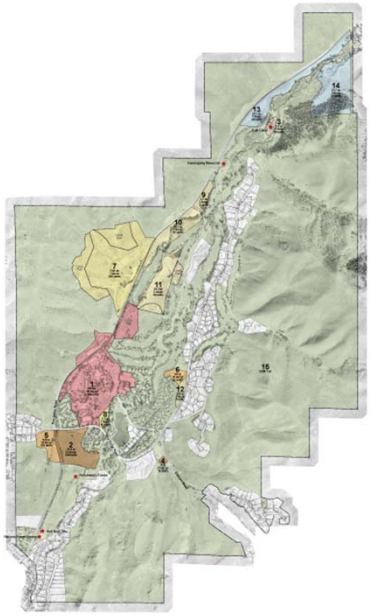

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6	RM-1	3.0	14	42	No	
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13	RA	20.1	1	20	No	
14	RA	31.7	1	31	No	
15	OR-1	1,663.4	0	0	No	
Sun Valley Co. Land		**1,941.7**		**3,405**		
Outparcels		**334.7**				
TOTAL LAND		**2,276.4**				

[1] Includes existing 253 lodging units.
[2] Includes areas from the Comprehensive Plan.

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Zoning Capacity Development Summary

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Earl's and Carol's Vision

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Sun Valley Core

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Residential Units	# of Levels	# of Units	SF/Unit	Total S.F.
Golf Cottages	1	15	1,200	18,000
Golf Townhomes	2	8	4,800	38,400
Tennis Townhomes	2	18	2,400	43,200
Village Townhomes	2	18	2,000	36,000
Village Cabins	2	16	2,000	32,000
		75		**167,600**

Hotels	# of Levels	# of Units	SF/Unit	Total S.F.
Spa Hotel				
Rooms	3 - 5	150	750	112,500
Health Facility	1	-	-	10,000
Spa	1	-	-	10,000
Spatique Retail	1	-	-	5,000
Restaurant / Retail	1	-	-	5,000
		150		**142,500**
New Hotel (4th)				
Rooms	3	265	650	172,250
Health Facility	1	-	-	20,000
Restaurant / Retail	1	-	-	5,000
		265		**197,250**
TOTAL UNITS		**490**		

Retail/Commercial Space	# of Levels			Total S.F.
Retail A	1	-	-	replace existing
Retail B	1	-	-	6,500
Retail C	1	-	-	7,000
				13,500
TOTAL AREA				**520,850**

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Sun Valley Core Development Summary

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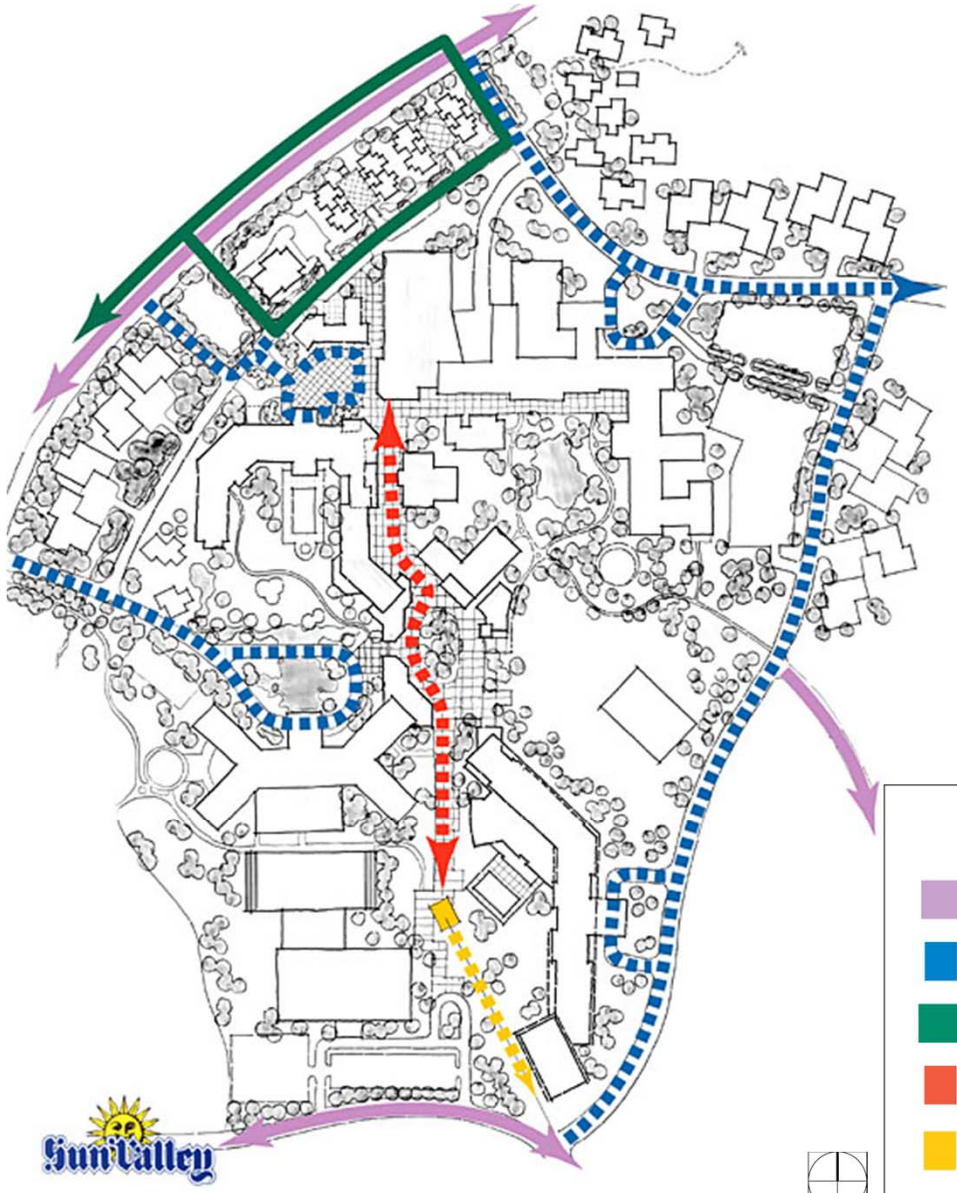

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Sun Valley Circulation

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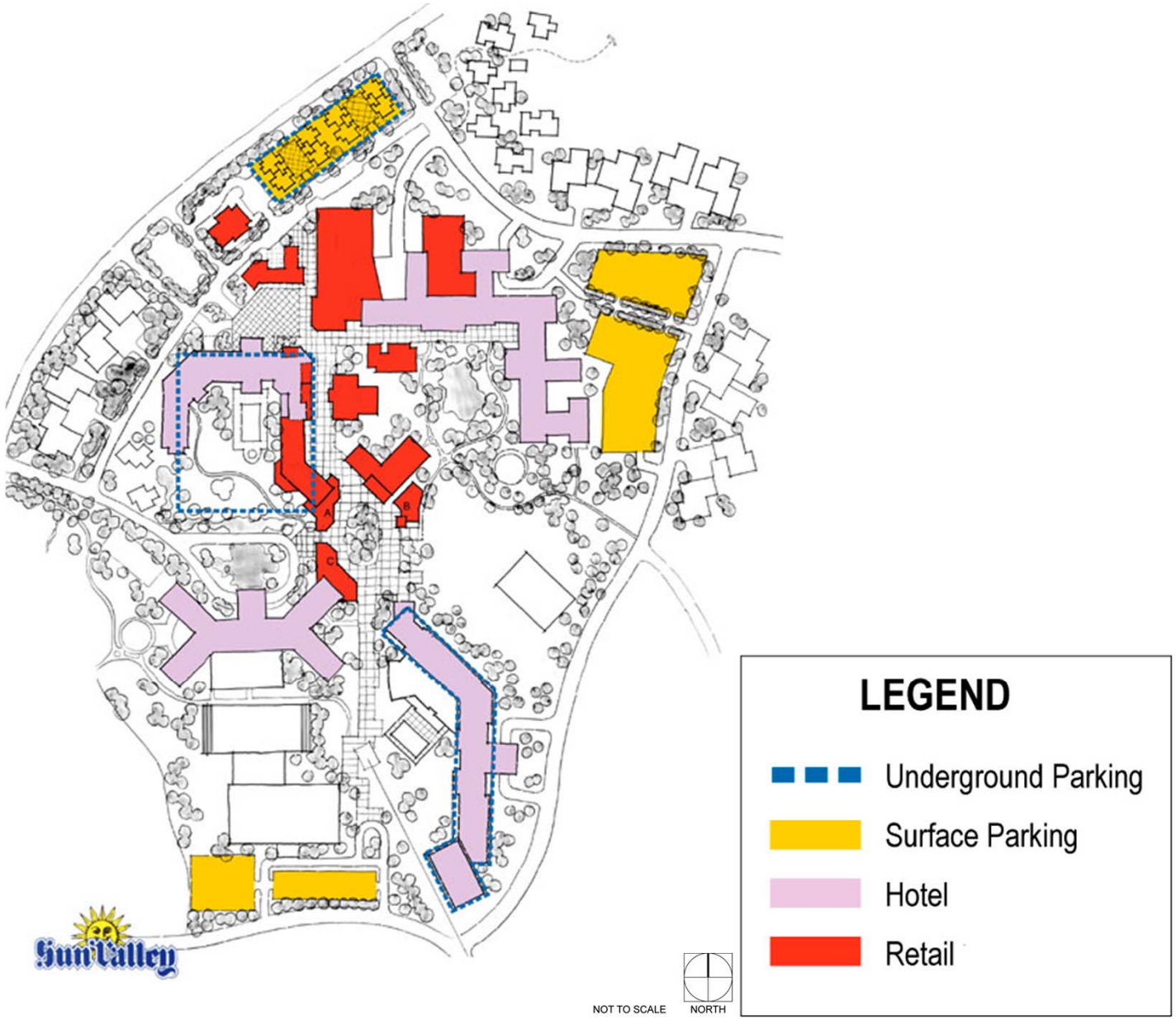

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Sun Valley Parking

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New Hotel Plan

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Gun Club Parcel

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Lot ID	Land Use Designation	Gross Acres	Allowable Density [1]	Allowable Units	Proposed Dwelling Units SFR	TH	CO	EH	TTL Units	Commercial Allowed	Comments
Lots 1-26	RS-2	21.3	7	184	26	0	0	0	26	No	SFR Lots
Lot A	RS-2	3.1	7	21	0	21	0	0	21	No	2-3 story bldgs.
Lot B	RS-2	3.0	7	21	0	21	0	0	21	No	2-3 story bldgs.
Lot C	RS-2	9.6	7	67	0	67	0	0	67	No	2-3 story bldgs.
Lot D	CC	3.9	30	120	0	0	120	0	120	No	2-3 story bldgs.
Lot E	RS-1	13.0	2	26	0	26	0	0	26	No	2-3 story bldgs.
Lot F	RS-2	1.9	7	13	0	13	0	0	13	No	2-3 story bldgs.
Lot G	RS-1	8.3	2	16	0	16	0	0	16	No	2-3 story bldgs.
Lot H	CC	3.0	30	90	0	0	0	90	90		Employee Housing
	TOTALS:	**67.1**		**558**	**26**	**164**	**120**	**90**	**400**		
	Outparcels	**0.0**									
	TOTAL LAND	**67.1**									

NOTES:

[1] Density is based on gross acreage

KEY:

SFR = Single Family Residential Lots
TH = Townhomes
CO = Condominiums
EH = Employee Housing

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Gun Club Parcel Development Summary

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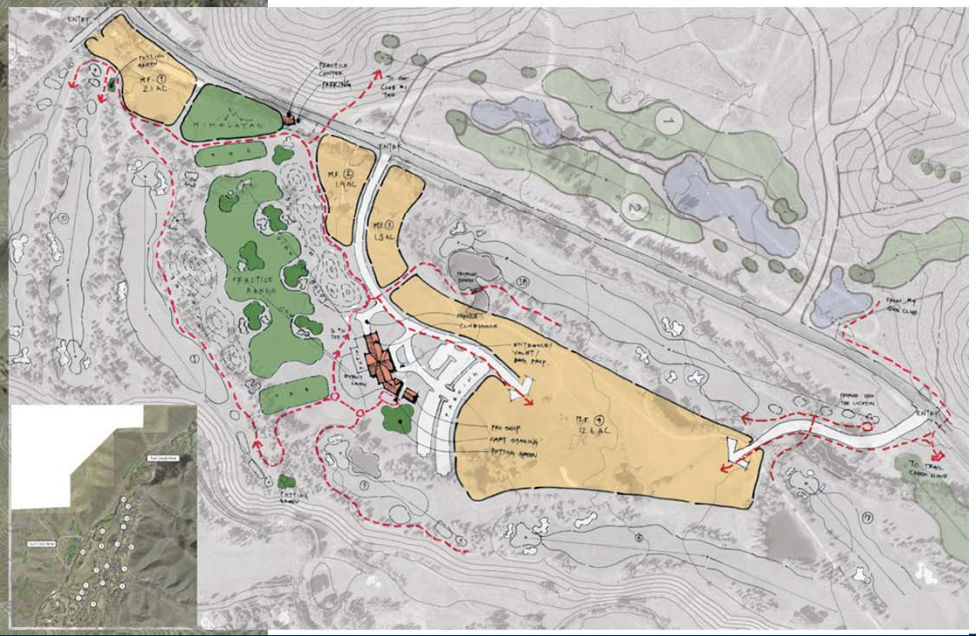

Gun Club Parcel Potential Options (11/04)

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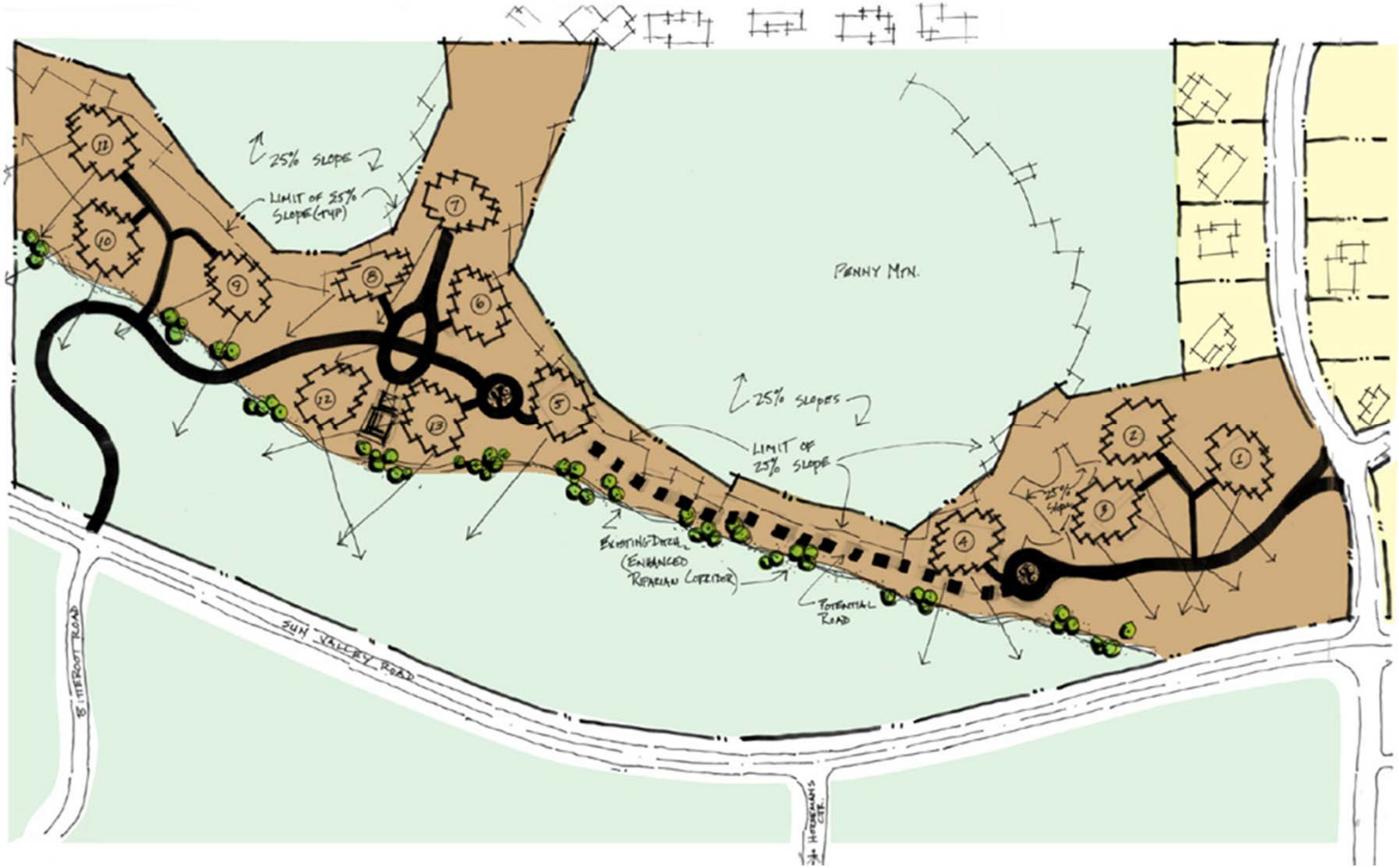

Proposed Zoning	Allowable Density	Acres	Allowable Units	Proposed Units
RS-2	7 du/ac	15.5	108	72 (Townhomes)

LEGEND

CC	30 du/ac
SC	0 du/ac
RM-2	21 du/ac
RM-1	14 du/ac
RS-2	7 du/ac
RS-1	2 du/ac
RA	1 du/ac
OR	0 du/ac

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Penny Mountain Parcel

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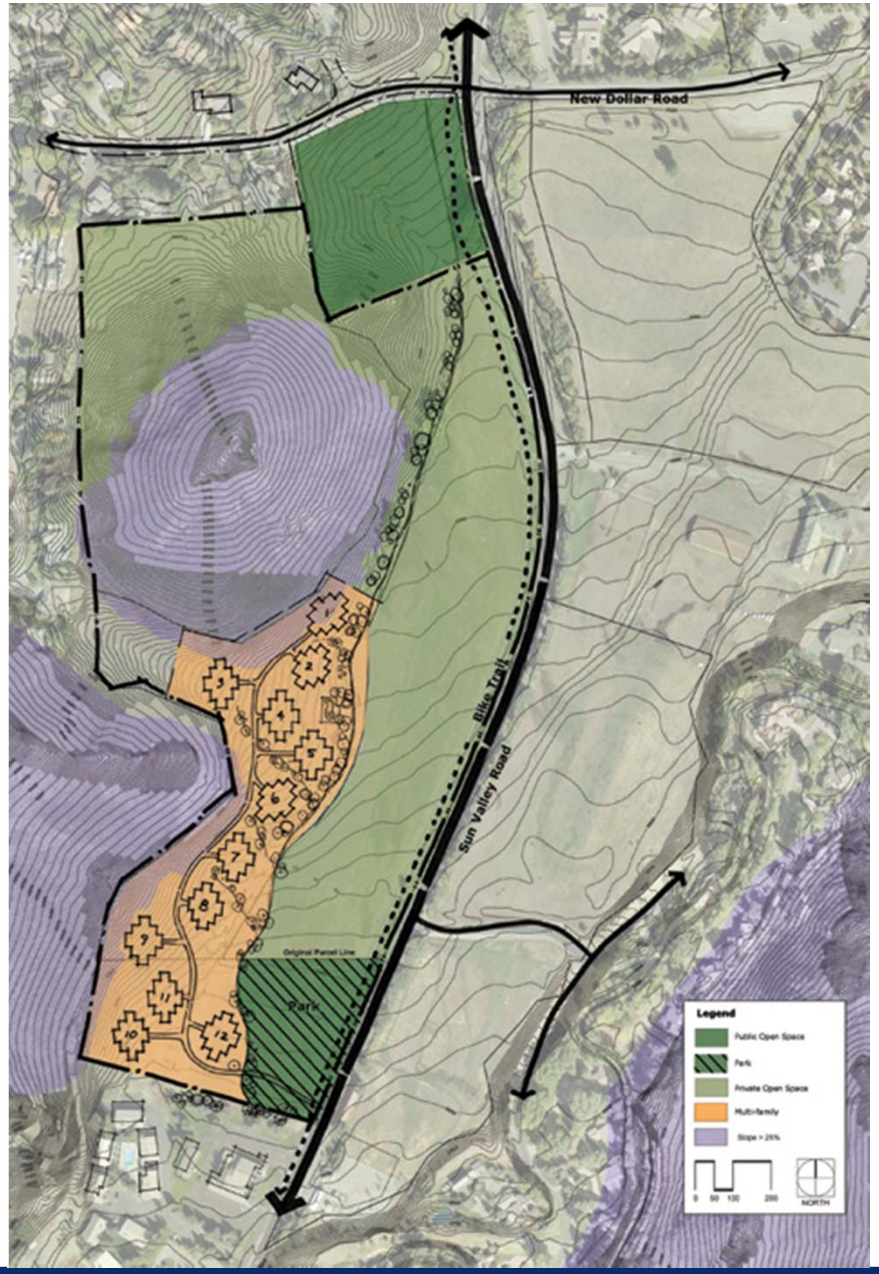

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Legend

- Public Open Space
- Park
- Private Open Space
- Multi-family
- Slope > 25%

0 50 100 200

NORTH

Penny Mountain Parcel Potential Option (11/04)

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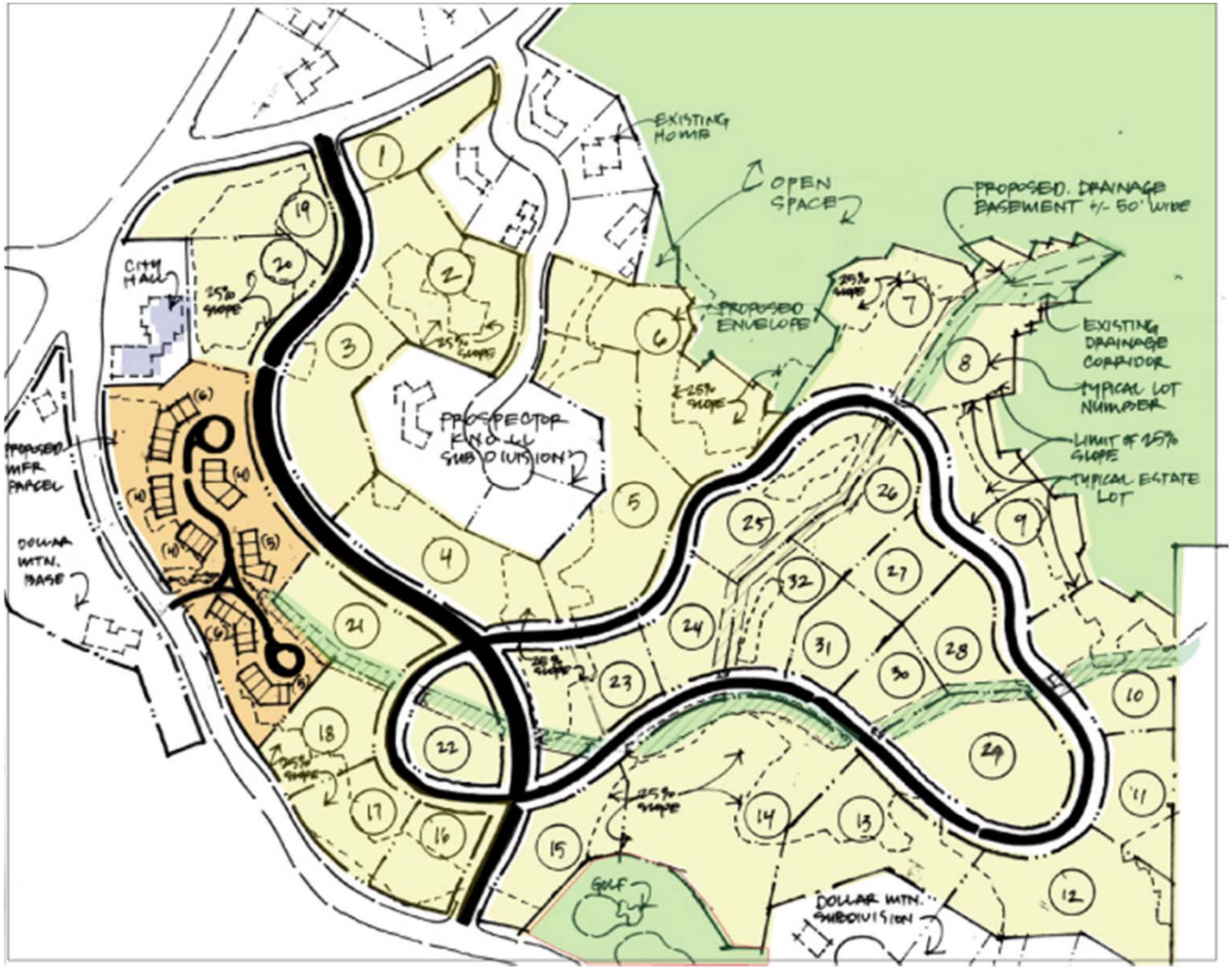

Proposed Zoning	Allowable Density	Acres	Allowable Units	Proposed Units	Comments
RS-1	2 du/ac	76.5	153	66	32 estate lots and 34 townhomes

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LEGEND

- Townhomes 7du/ac
- SF 2 du/ac
- Existing residential
- City Hall
- 0 du/ac (open space)
- slopes >25%

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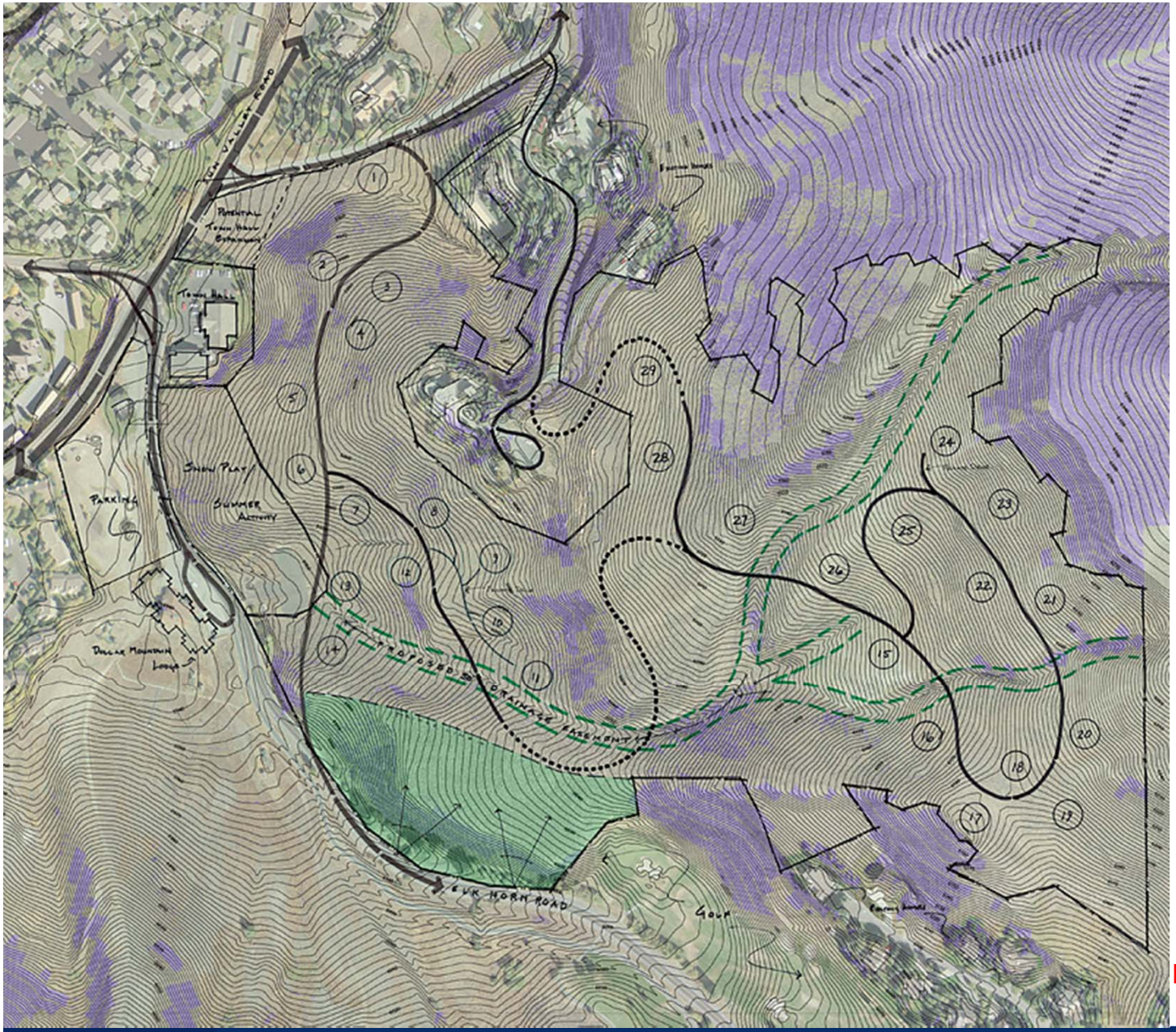

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Proctor Potential Option (11/04)

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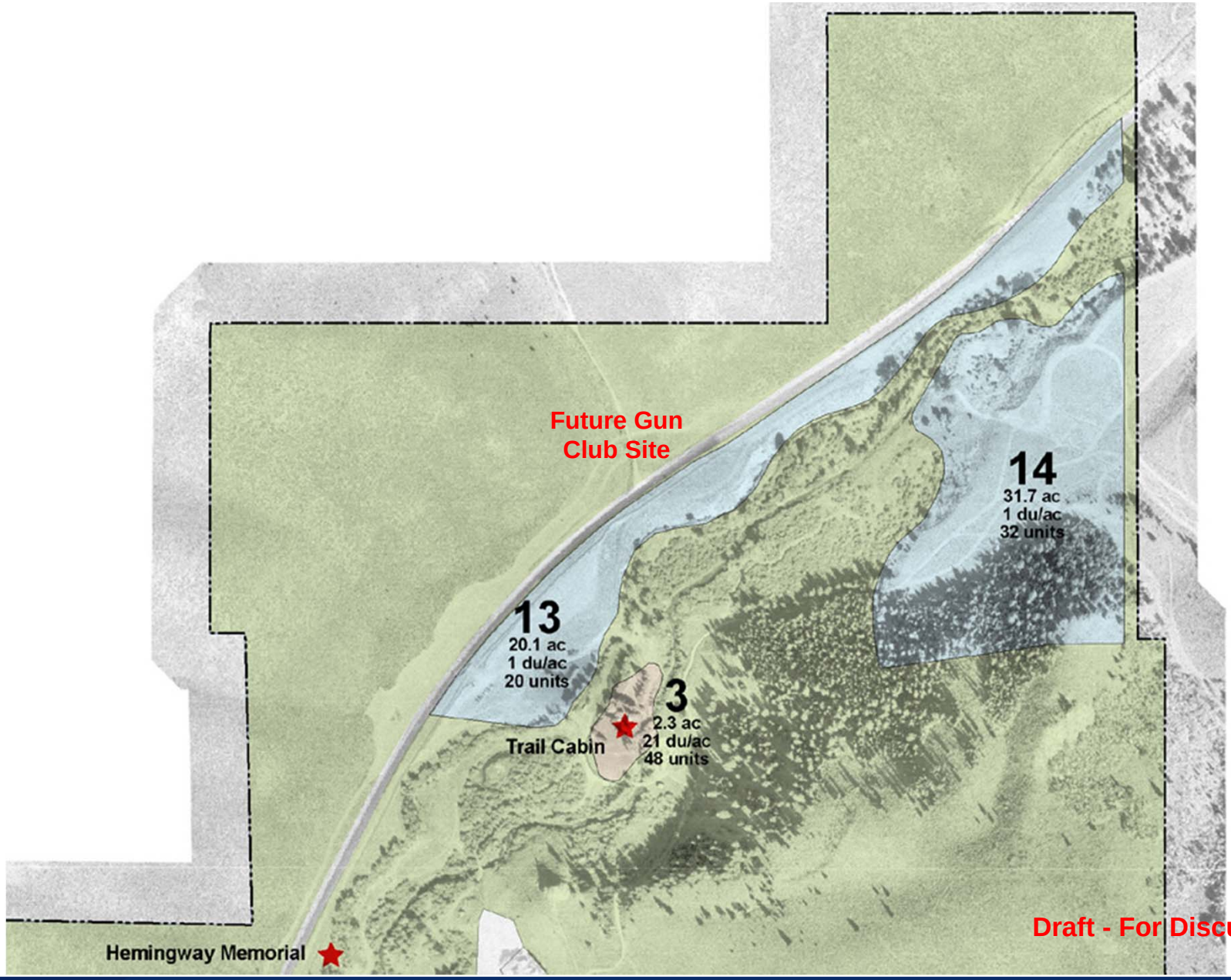

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Other Parcels

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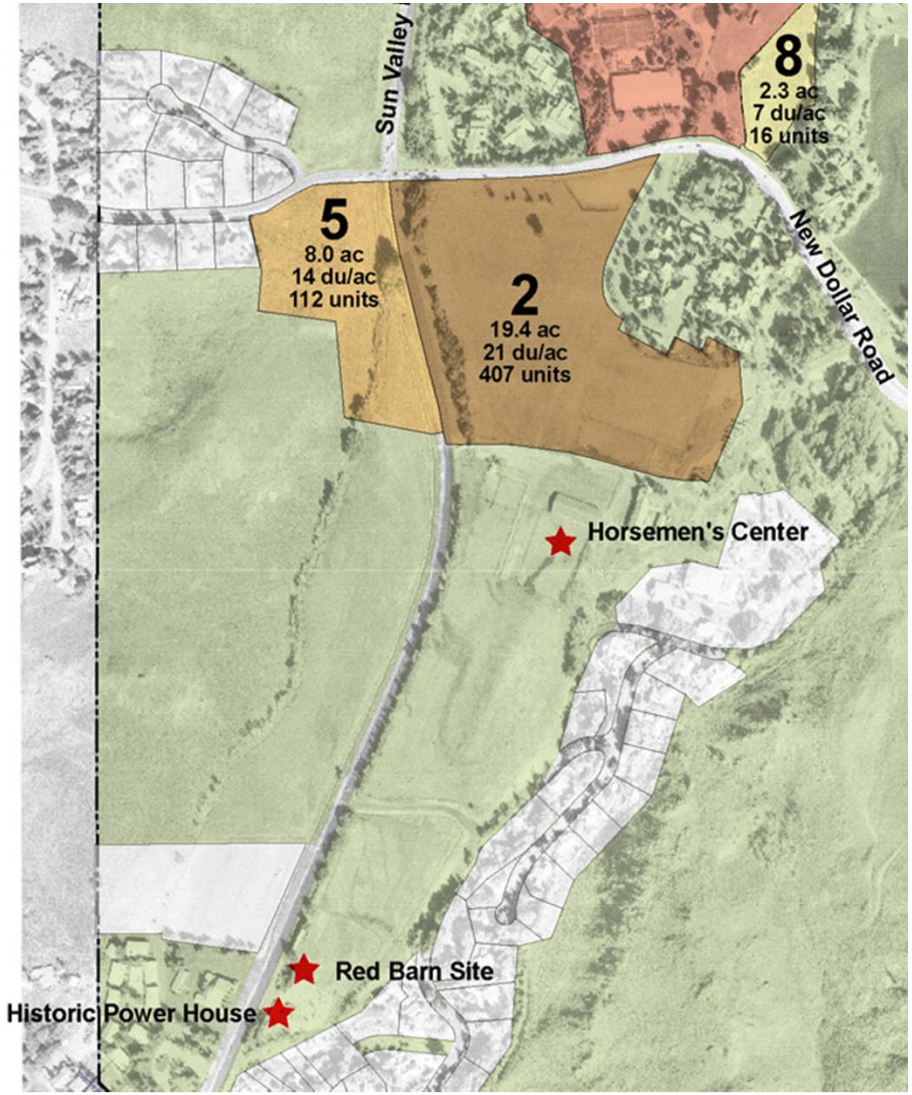

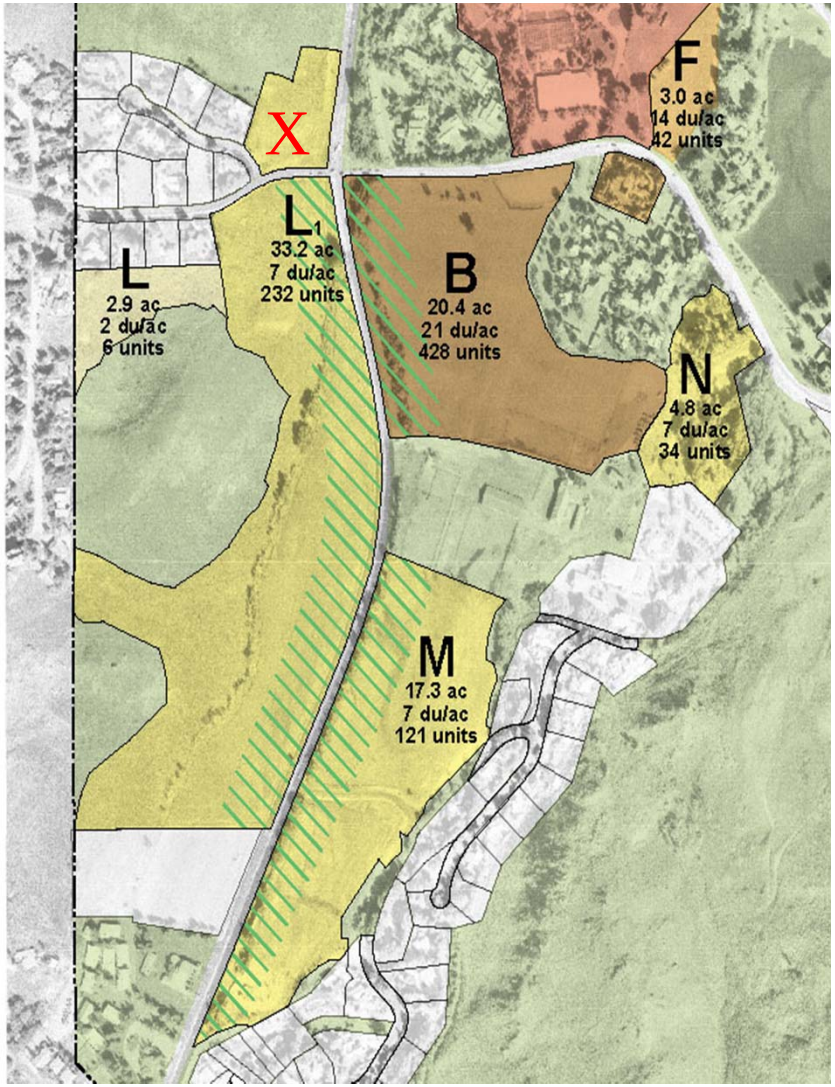

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Zoning

Vision

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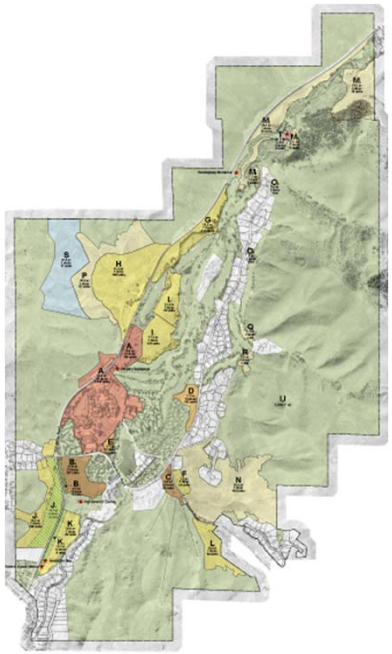

Parcel	Current Zoning	Vision
1	CC	**1,140**
Plus SC	CC	**EH, Services**
2	RM-2	**350**
4	RM-2/OR	**25**
5	RS-1	**80**
6/12	RS-1/RM-1	**48**
7	RS-2	**160**
8	RS-2	**CC**
9/10	RS-1	**80**
11	RS-1	**75**
13/14/3	RA	**52**
Entry (new)	OR-1	**50**
Proctor (new)	OR-1	**32**
Proctor (new)	OR-1	**34**
SF (new)	OR-1	**1**
SF (new)	OR-1	**1**
SF (new)	RS-1	**1**
SF (new)	RS-1	**2**
Sun Valley Resort Vision Plan		**2,131**
Allowed per Current Zoning		**3,405**

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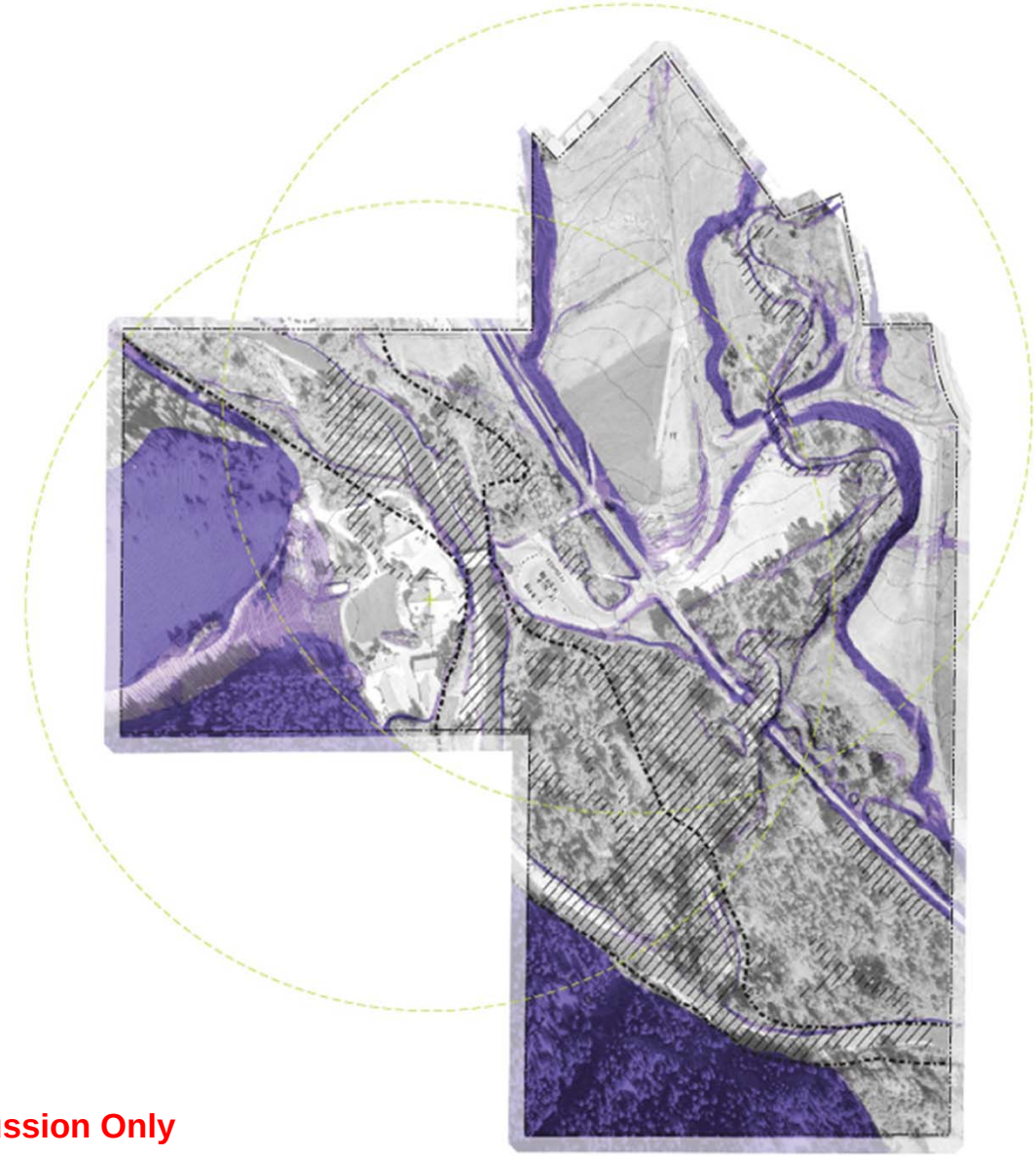

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River Run Site Analysis

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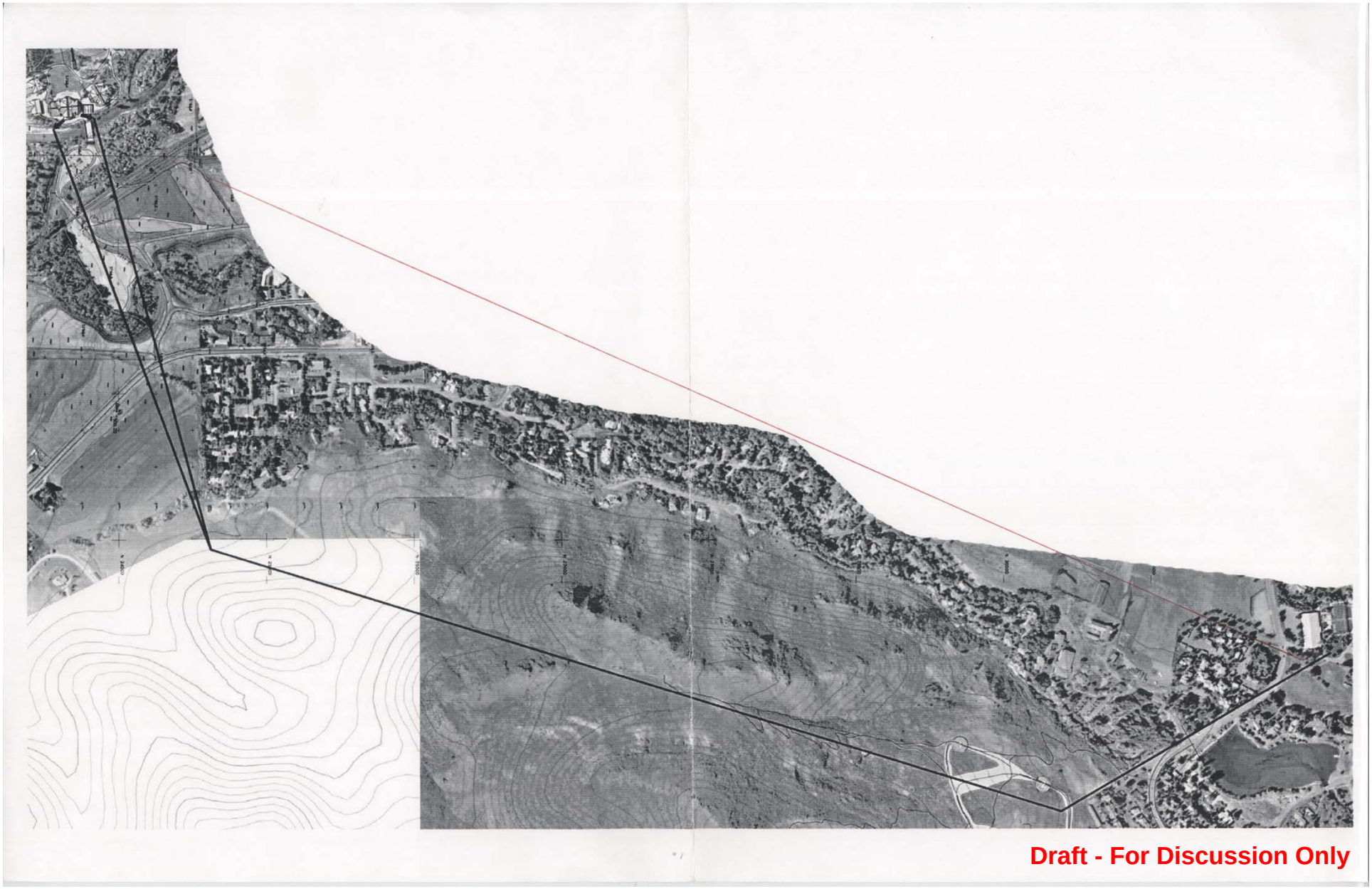

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Gondola Alignment

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Residential Units	1145 units
Gross Commercial Floor Space	159,934 sf
Current Maximum Allowable	approx 2000

NORTH

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"Village" Concept

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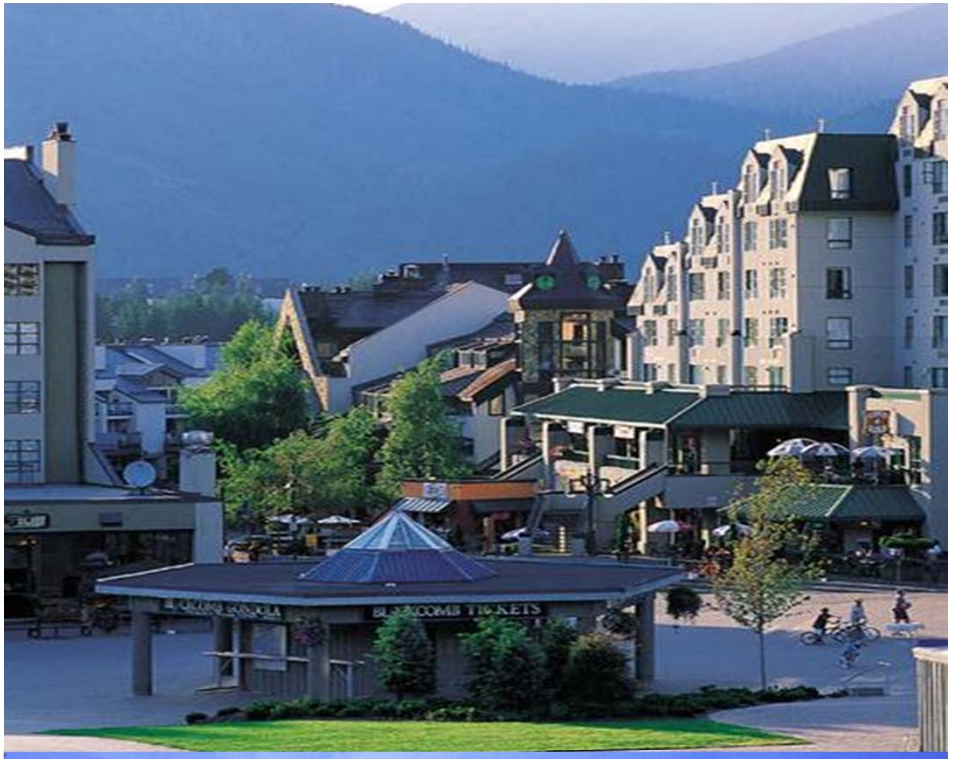

Sun Valley

Density Examples

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Residential Units	# of Levels	# of Units	SF/Unit	Total S.F.
Townhomes at Trail Creek I	1.5	19	2,000	38,000
Townhomes at Trail Creek II	1.5	14	2,000	28,000
Townhomes at Trail Creek III	1.5	25	2,000	50,000
Townhome Unit Totals		**58**		**116,000**
Multi-Family Units A	2	42	1,200	50,400
Multi-Family Units B	3	15	1,200	18,000
Multi-Family Units C	3	15	1,200	18,000
Multi-Family Units D	3	21	1,200	25,200
Multi-Family Units E	3	21	1,000	21,000
Multi-Family Units F	3	21	1,200	25,200
Multi-Family Units G	3	21	1,200	25,200
Multi-Family Units H	3	15	1,200	18,000
Multi-Family Units I	3	21	1,000	21,000
Multi-Family Units J	2	14	1,000	14,000
Multi-Family Units K	2	14	1,000	14,000
Multi-Family Units L	2	8	1,000	8,000
Multi-Family Units M	3	18	1,000	18,000
Multi-Family Units N	2	16	1,200	19,200
Multi-Family Units O	2	10	1,000	10,000
Multi-Family Units P	2	14	1,000	14,000
Multi-Family Units Q	2	14	1,000	14,000
Multi-Family Units R	3	21	1,000	21,000
Multi-Family Units S	3	15	1,200	18,000
Multi-Family Units T	-	To Be Determined		
Multi-Family Unit Totals		**336**		**372,200**
Employee Housing Units A	3	24	750	18,000
Employee Housing Units B	3	18	750	13,500
Employee Housing Units C	3	42	750	31,500
Employee Housing Unit Totals		**84**		**63,000**
Housing Unit Totals		**478**		**551,200**
Single Family Lots		**11**	**1 acre**	**-**

Hotel/Plaza	# of Levels	# of Units	SF/Unit	Total S.F.
Rooms	4 to 5	200	550	110,000
Retail/Restaurant	1	0	0	30,000
Public Space	1	0	0	10,000
Hotel/Plaza Totals		**200**		**150,000**
Open Space			**30.1 acres**	
TOTALS		**678**		**701,200**

Proposed Annexation Area	**93.73 acres**
Open Space (wetlands and riparian zone)	30.06 acres
Developable Area	63.67 acres
Allowable Density Range (based on T4000 to T2000 zoning)	693 - 1386 du
Proposed Units	**approx. 750 du**

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River Run Master Plan Development Summary

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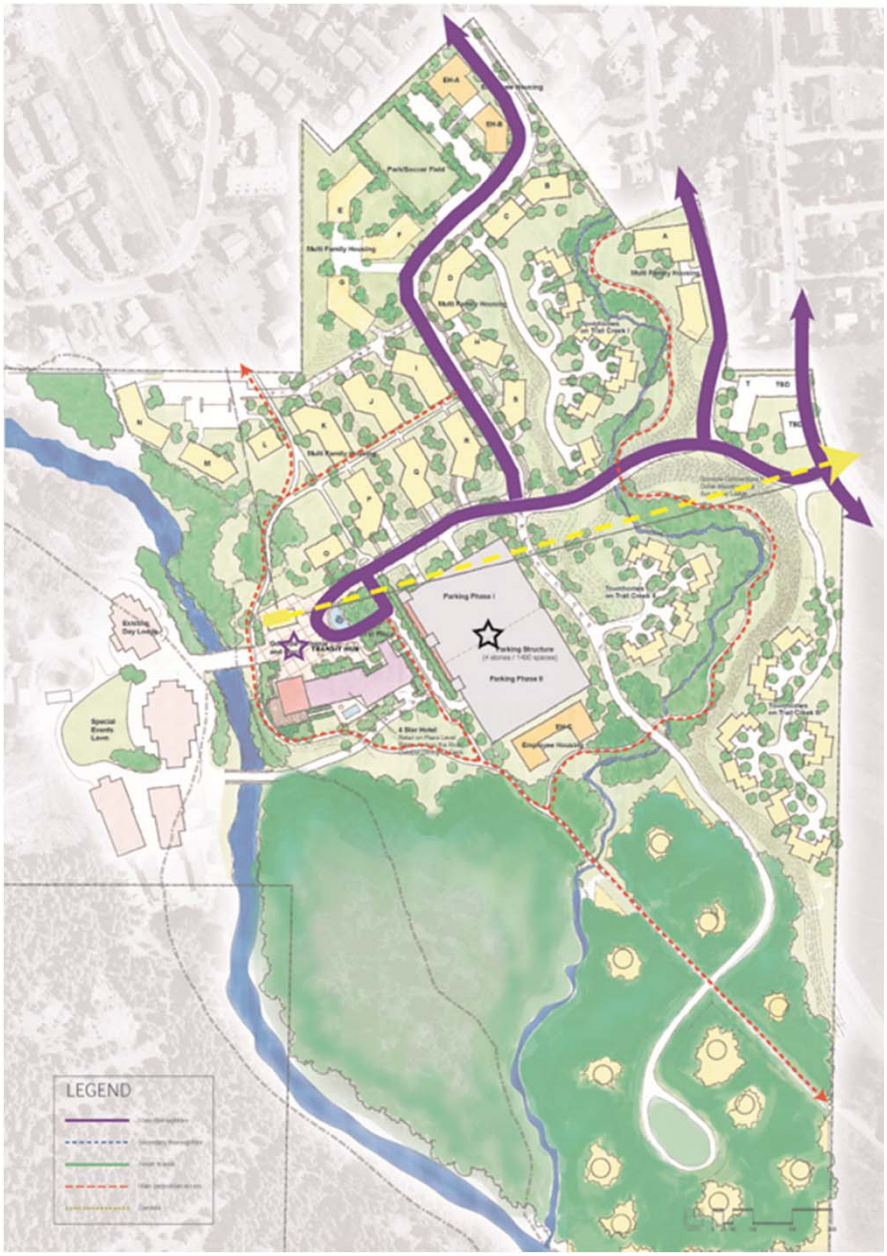

LEGEND

- Main road
- Gondola to Dollar Mountain
- Bike/Pedestrian Trail

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River Run Circulation Master Plan

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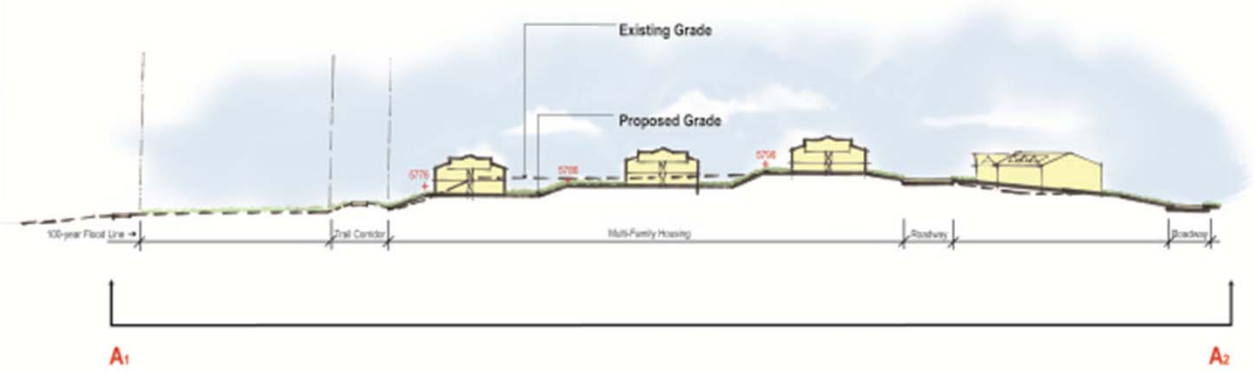

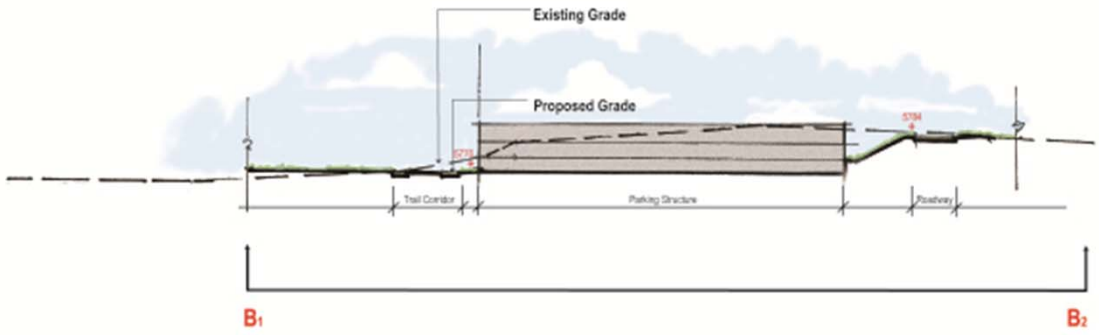

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Sections

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Land Use Types

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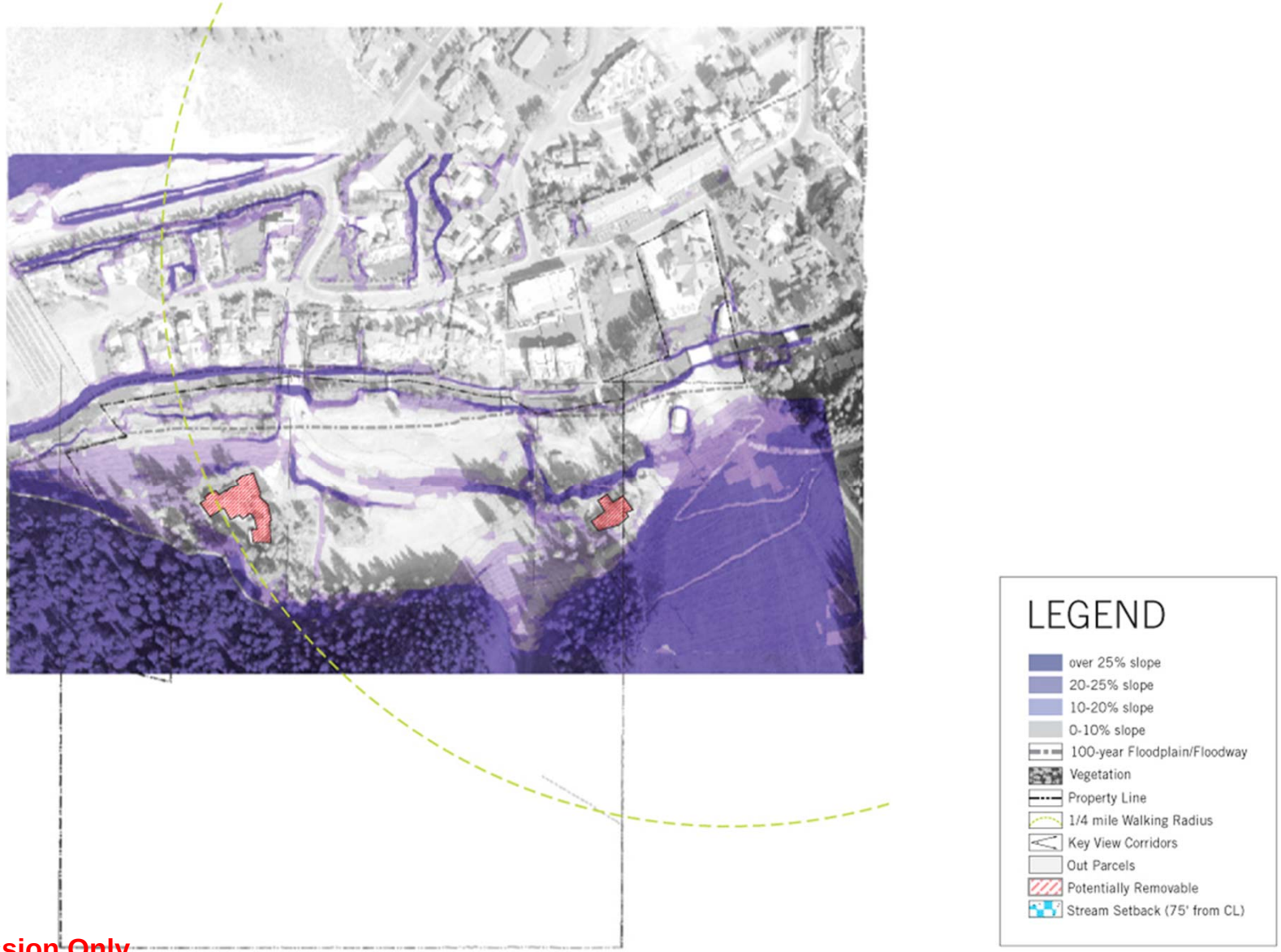

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Warm Springs Analysis

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