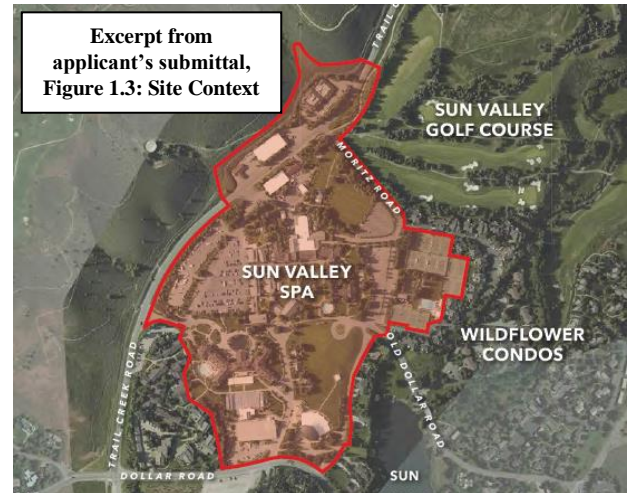




**NOTICE OF PUBLIC HEARING - NOTICE IS HEREBY GIVEN** that the Sun Valley City Council (“the Council”) will hold a public hearing on **Thursday, September 11<sup>th</sup>, 2024 at 4:00 pm** in City Hall Council Chambers, 81 Elkhorn Road, Sun Valley, ID to hear comments from the public concerning the following land use application.

**MP 2024-01:** A Master Plan for the Sun Valley Resort Village Core, submitted by Sun Valley Company, in accordance with the City of Sun Valley Comprehensive Plan and City municipal code. The Master Plan covers the approximately 61-acre area generally bounded by Dollar Road to the south, the Lodge Apartments property line and Trail Creek Road to the west, Moritz Road and West Lake Road to the east, with the addition of the gas station and laundry facility on Trail Creek Road, as shown in the included diagram. The proposed Plan seeks to guide development through addressing topics including conceptual future land use, building mass and character, view protection, parking and vehicle/bicycle/pedestrian/transit transportation. The Plan envisions two phases of incremental improvements over an approximately 20-year time horizon.



As stated above, the City of Sun Valley Comprehensive Plan (“Comp Plan”) as well as Sun Valley Municipal Code (“Code”) have requirements for Master Plans. The Comp Plan adopted by the City in 2015 identified the Sun Valley Resort Village Core as a Specific Plan Area (“SPA”) warranting special consideration due to its prominence. The Comp Plan requires that prior to any *significant* development within a Specific Plan Area a Master Plan must be submitted to the City for review and approval.

The purpose of a Master Plan is to establish a framework that will *guide* future development within the Plan area. Since a Master Plan provides a high-level vision, prior to construction of any improvements subsequent Design Review and Building Permit applications are required to be reviewed and approved by the City. These subsequent Design Review and Building Permit applications must be consistent with the vision detailed in a Master Plan. Design Review applications include further opportunities for public comment during a City public hearing process.

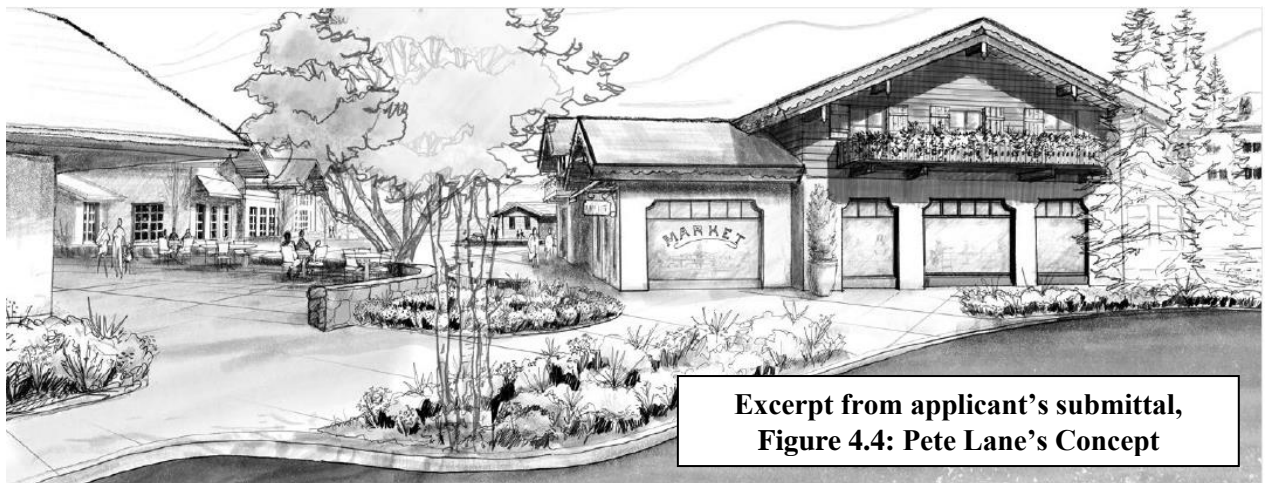
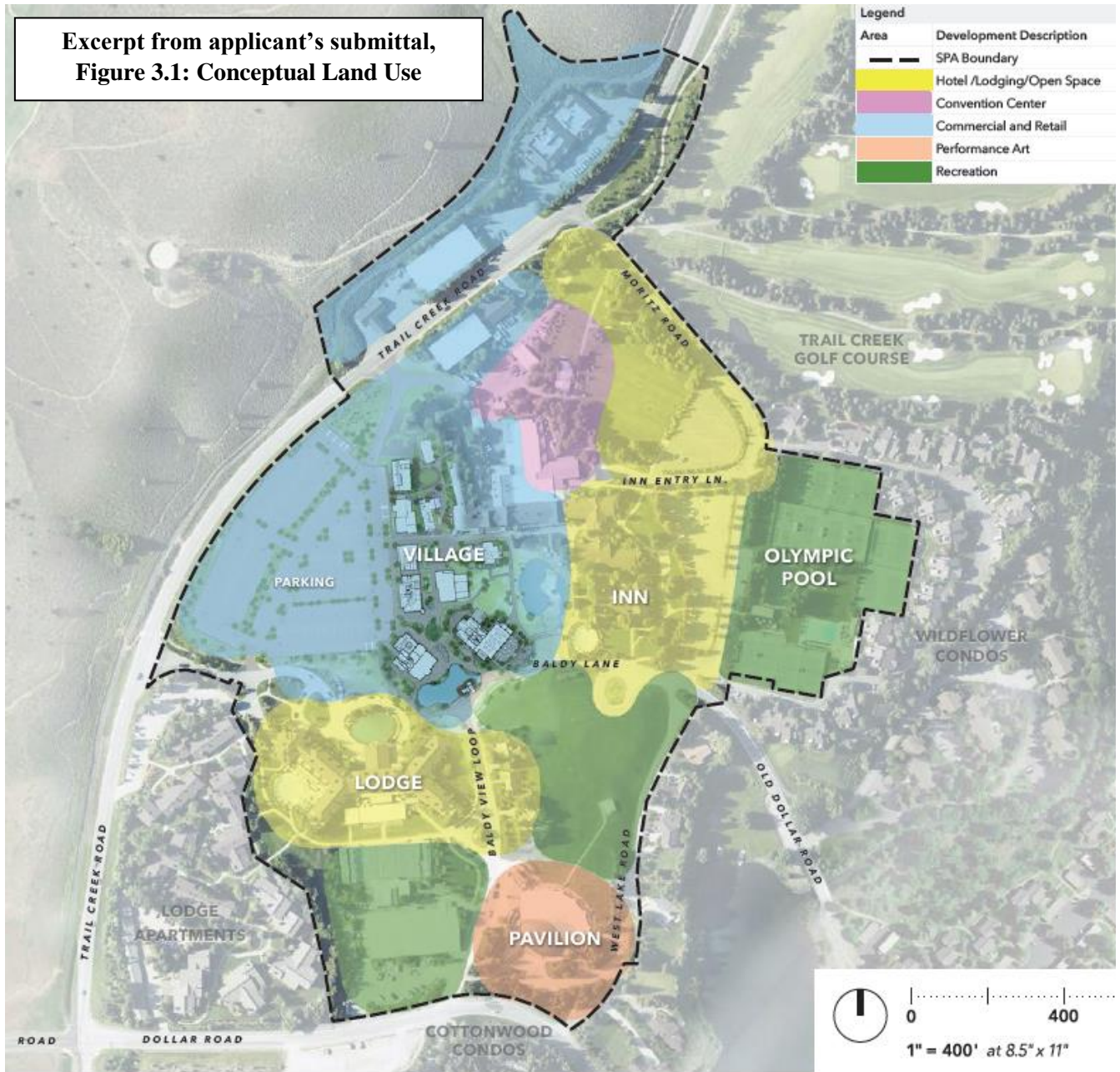
Please see the reverse side of this page for excerpts from the applicant’s submittal package. In summary, improvements described in the proposed Master Plan include: improvements to the Village parking lot, renovation to the Olympic Pool and tennis court complex, renovation or replacement of Village retail/restaurant buildings, and the inclusion of new food, beverage and retail offerings in the short term and expansion of event space and lodging in the long term.

The Council’s role is to review and make a decision regarding the Master Plan. The Sun Valley Planning and Zoning Commission previously held a hearing on this application on July 25<sup>th</sup>, 2024 and recommended approval.

**The applicant’s complete application submittal package is available for review upon request at [cdcounter@sunvalleyidaho.gov](mailto:cdcounter@sunvalleyidaho.gov).** Direct comments/questions intended for the City to the City of Sun Valley Community Development Dept., at PO Box 416, Sun Valley, ID 83353, or [nflannigan@sunvalleyidaho.gov](mailto:nflannigan@sunvalleyidaho.gov). Only written public comments transmitted directly to the City will be forwarded to Council and included in the application record (in other words, if you provide feedback directly to the applicant, such comments are not part of the City’s public record regarding this application).

**Please check the city website for the meeting agenda and staff report on or after Monday, September 9th, 2024:** [www.sunvalleyidaho.gov](http://www.sunvalleyidaho.gov) under the “Government” tab, which leads to a drop-down menu option for “Agendas & Packets”. Click the “City Council” option. Information for attending and participating in the meeting via Zoom will be included in the meeting agenda.

Excerpt from applicant's submittal,  
**Figure 3.1: Conceptual Land Use**



Excerpt from applicant's submittal,  
**Figure 4.4: Pete Lane's Concept**