
MEMORANDUM

TO: SUN VALLEY CITY COUNCIL & MAYOR
FROM: NILS RIBI
SUBJECT: 2007 STRATEGIC PROJECT PRIORITIES
DATE: 1/12/2007

Below is my recommended list of Strategic Projects for the City of Sun Valley for 2007 for discussion at the January 16, 2007 Council Meeting.

1. **Adopt Development Impact Fee Ordinance.** Priority: ASAP. Reason: New development should pay its own way, existing property taxpayers should not shoulder that burden. Comp Plan Action Items: 5.2.5, 5.1.2
2. **Update Design Guidelines for all zoning districts.** Priority: ASAP. Reason: reduce subjectivity; address building massing in context within all parts of City; ensure appropriate transitions between zoning districts; prepare for redevelopment within each zone in City. Comp Plan Action Items: 4.1.1, 4.1.3, 4.3.1
3. **Adopt Planned Unit Development Ordinance.** Priority: ASAP. Reason: Existing ordinance is ineffective. New ordinance should provide significant public benefits and incentives for development. Comp Plan Action Item: 4.6.3
4. **Amend Comprehensive Plan – Land Use Planning Area #3 – Sun Valley Gateway.** Priority: ASAP. Reason: The current Plan does not suitably reflect the community's projected land use for this area. Comp Plan Action Item: 4.4.1
5. **Submit Amended Local Option Tax to Voters.** Priority: ASAP. Reason: Create greater parity in LOT between Sun Valley and Ketchum in revenue categories and rates to take some of the visitor impact and new second home/tourist development burden off the existing property taxpayers' backs.
6. **Finalize Capital Improvement and Fixed Asset Plans, and Revenue Analysis.** Priority: ASAP. Reason: Transition into long-range planning practice, information then used for finalization of Investment Ladder and its implementation. Comp Plan Action Item: 6.3.8

7. **Create Parks and Open Space Plan.** Priority: Short Term. Reason: The City lacks direction in what it desires to do with its existing park and what it could do to develop future parks and preserve critical open space parcels. Combined with open space, access to open space, the bike path, trailheads and trails, a comprehensive plan to identify, purchase land, develop, and manage these assets is needed. Comp Plan Action Items: 5.1.7, 1.4.6, 1.4.4, 1.4.6, 6.4.2, 6.4.3, 4.2.10
8. **Create Workforce Housing Plan.** Priority: Short Term. Reason: The City lacks direction in how it intends to implement its workforce housing program over the long-term. A plan should address the City's role in ownership, management, land acquisition, development, relationship with the Housing Authority, as well as the other goals addressed in the Comprehensive Plan. Comp Plan Action Items: 3.1.1 – 3.1.8, 3.5.3, 7.1.1 – 7.1.4
9. **Work with Chamber of Commerce and Ketchum on Economic Development Goals.** Priority: Short Term. Reason: Shifting economies and markets in the region require establishing long-range goals, targets and planning. A realistic look at future economic development strategies for our local economy is needed. Comp Plan Action Items: 2.1.1 - 2.1.3, 2.2.1 – 2.2.3, 7.2.5, 7.3.2
10. **Other important work:**
 - a. Complete the re-zones of all conflicting and non-conforming properties in City (4.6.5).
 - b. Strengthen the hillside ordinance to prevent problems seen at end of Fairway Road (1.5.1).
 - c. Lengthen time periods on public notice provisions on more significant land use applications.
 - d. Provide better reporting by Council members on Committee and Liaison assignments.
 - e. Provide better communications with the public – get information out sooner, make better use of website and e-mail communication with public, more timely responses, respond to inaccurate information, provide clear and useful information, consider podcasting Council meetings.
 - f. Adopt citywide noxious weed control program (1.5.8).