

How the Proposed River Run Plan Conforms to the Town of Ketchum's Comprehensive Plan

The conceptual plan for the River Run neighborhood and details of the plan outlined in the Annexation and Zoning Designation Application meet the goals set forth in the Ketchum Comprehensive Plan dated March 1, 2001 as follows:

- “Goal 1: Commercial development in River Run should complement the Community Core, but always remain a smaller subordinate commercial hub”
 - »The proposed development includes approximately 35,000 square feet of retail in the resort core. The uses for this retail will be focused on providing goods and services for River Run guests and people accessing the ski mountain. The commercial at River Run will be complementary to the Ketchum Commercial Core.

- “Goal 2: Play a proactive role in planning for the development of the River Run property, including annexation”
 - »The development team has been meeting with City staff and stakeholders since the River Run master plan was first presented to the public in 2004 to ensure that development plans mesh with City goals.

- “Goal 3: Housing for resort employees should be included in the development of River Run”
 - »The proposed project includes a parcel of land dedicated to the City to meet all community and employee housing requirements allowing the City of Ketchum the ability to build the units as needed rather than waiting for the phasing of the project to dictate the schedule for providing these housing units.

- “Goal 4: Uses and activities at River Run and Warm Springs Base Areas should be balanced so that each Base Area is viable, and minimizes adverse impacts of traffic on the surrounding neighborhood”
 - »The proposed development would certainly activate River Run, but not to the exclusion of Warm Springs. There are currently no specific plans for the redevelopment of the Warm Springs base area.
 - »A traffic study was conducted forecasting impacts from the proposed development and informing the road circulation integrated in the concept plan. It concluded that with mitigation the adjacent neighborhood is not adversely impacted.

- “Policy 4.6.2: Ensure that there is a strong connection between River Run and downtown Ketchum”
 - »The proposed plan continues the grid block pattern of downtown Ketchum into River Run to help connect the property and the City together.
 - »The proposed plan incorporates a bus transit station and skier drop off area.
 - »The proposed plan preserves the ability to construct a Ketchum/Sun Valley Gondola terminating at the River Run plaza.

- “Policy 4.6.4: Sun Valley Company and the City of Ketchum should work together to find other sites suitable for snow storage well in advance of the redevelopment of the current snow storage site”
 - »The proposal is that the City would continue to be able to utilize the River Run site for snow storage until development phasing of River Run dictates that the snow storage be relocated. The City will be given advance notice (two (2) winter seasons) for relocation.

- “Policy 4.6.5 (bullet one): Annexation of River Run should be required prior to any new development, including the Day Lodge and Skier Services building”
 - »Sun Valley Company is proposing annexation for all of its property at River Run into the City of Ketchum, including the land west of the Big Wood River which includes the existing Day Lodge and Skier Services buildings.

- “Policy 4.6.5 (bullet two): River Run should be effectively linked to the existing Wood River Trails System via feed trails that follow Trail Creek and other routes throughout the development”
 - »The existing Wood River Trail through the site will remain but be rerouted to the west and will partially run along the Big Wood River. An alternative bike route will also be provided through the Hotel Core. The River Run Neighborhood will also feature a nature trail around the site. This trail will follow Trail Creek from the Eco-park up to the northeast corner of the site and will then loop back down to the southwest to connect to the Wood River Trail.

- “Policy 4.6.5 (bullet three): River Run should also be linked with the Warm Springs Base Area via a pedestrian and bicycle trail on the west side of the Big Wood River, if feasible”
 - »The proposed plan does not include such a trail at this time, but the development team is not opposed to the concept should it be determined to be feasible and there is a source of funds for construction.

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- “Policy 4.6.5 (bullet four): River Run should include a dedicated neighborhood park that is adjacent to, or effectively linked to the Wood River Trails. This park could be used as a buffer between future development and the residential neighborhoods in West Ketchum.”
 - »The proposed plan includes the dedication of an approximately 15-acre natural park (Eco-Park) with a trail system that ties into the Wood River bike path.
 - »In addition, the plan includes a number of green spaces/bioswales, including a green space buffer between River Run and the adjacent neighborhood.

- “Policy 4.6.5 (bullet five): In addition to Highway 75, Second Avenue and Third Avenue should both be used as connections between River Run and Downtown Ketchum. Design and traffic control for these streets should be determined as part of this overall Master Plan.”
 - »The proposed plan maintains Second and Third Avenues as connections to downtown.
 - »Traffic control recommendations are included in the River Run Transportation Study.
 - »The interchange at Highway 75 and Serenade Lane will be improved as a signalized intersection or roundabout.

- “Policy 4.6.5 (bullet six): The specific plan should explore alternatives to using private vehicles for getting people between River Run and Sun Valley, from River Run to downtown, and from down valley. Alternatives should include sidewalks along Second and Third Avenues, shuttle service, and possibly a tramway. Adequate parking in conjunction with these alternatives should be provided.”
 - »The proposed plan accommodates a possible future gondola line and end terminal.
 - »The proposed plan includes a transit facility for shuttle buses. The proposed plan includes structured parking facilities located adjacent to both the gondola terminal site and the transit facility.
 - »Sidewalks along Second and Third Avenues are accommodated in the road right-of-way (ROW).
 - »Additionally, trails will be incorporated in the bioswale areas, as appropriate.

- “Policy 4.6.5 (bullet seven): Storm and melt water runoff should be handled on-site without adverse impacts on surface ground water quality.”
 - »The proposed plan includes a series of bioswales that utilize soil and vegetation to naturally filter runoff before it reaches Trail Creek or the Big Wood River.

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- “Policy 4.6.5 (bullet eight): Riparian corridors should be protected and maintained for their natural flood retention, runoff filtration, habitat functions and aesthetics. Existing vegetation should be maintained. Riparian setbacks should be increased to protect the valuable habitat and aesthetic characteristics of the river confluence. These actions will minimize the need for stream bank stabilization and provide a natural framework for future development.”
 - »The average stream setback in the proposed plan is 50 feet, which is twice the City’s standard of 25 foot setback.
 - »A minimum of 25 feet is maintained in all locations within the plan.
 - »A conservation management plan will be established prior to development commencing.
 - »The Wood River Ecological Park will be protected and managed for its habitat value and environmental education opportunities.

- “Policy 4.6.5 (bullet nine): The specific plan should show how the City’s utilities will be expanded into River Run and how that expansion will be financed. It should also address other public facilities and service needs.”
 - »A proposed utility master plan has been prepared for water, wastewater, electric and gas.
 - »Infrastructure financing strategy will be proposed in the River Run Development Agreement.

- “Policy 4.6.5 (bullet ten): The specific plan should show how the additional employee housing needed to serve the proposed development will be provided.”
 - »The proposal includes deeding land to the City for employee and community housing.

- “Policy 4.6.5 (bullet eleven): The specific plan should include development of joint use agreements for parking areas for summer events such as concerts, Wagon Days and other special events.”
 - »It is the desire of the applicant to have a shared-used agreement for public parking in the parking structures at River Run.

- “Policy 4.6.5 (bullet twelve): Should include undergrounding of all utilities associated with the operation of the resort.”
 - »The proposed utility plan includes provisions for all existing, relocated and new utility lines to be underground.

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