

# Mid-Valley Planning

Wednesday, November 20, 2019

# 153

**Total Responses**

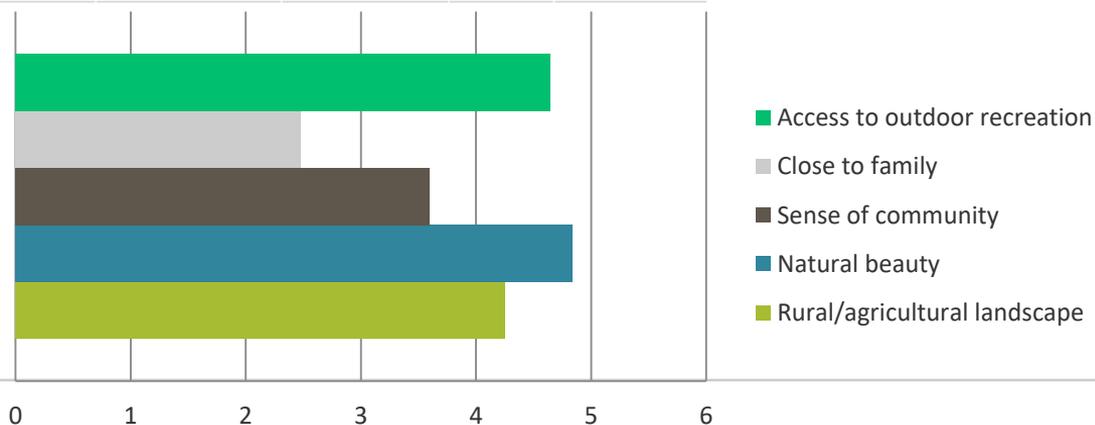
Launched: September 04, 2019. Closed November 4, 2019

Complete Responses: 153 (Postcard with survey link mailed to 1,193 property owners – 12.8%)

# Q1: What is important to you about living in the Mid-Valley area?

Answered: 151 Skipped: 2

	LOW IMPORTANCE	SLIGHTLY IMPORTANT	NEUTRAL	MODERATELY IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Access to outdoor recreation	1.35% 2	1.35% 2	4.73% 7	16.22% 24	76.35% 113	148	4.65
Close to family	44.76% 64	2.10% 3	27.97% 40	10.49% 15	14.69% 21	143	2.48
Sense of community	12.41% 18	6.21% 9	20.69% 30	30.34% 44	30.34% 44	145	3.60
Natural beauty	0.66% 1	1.32% 2	1.32% 2	6.62% 10	90.07% 136	151	4.84
Rural/agricultural landscape	3.38% 5	4.73% 7	14.19% 21	18.92% 28	58.78% 87	148	4.25



## Q1 (open ended): Is there something else that you value? Tell us!

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(Full list of open-ended responses at end of document)

### Representative responses:

- Convenient location between Ketchum and Hailey
- Safe, peaceful and quiet
- Rural nature
- Relative affordability

## Q2: What changes in your neighborhood over the last 5 to 10 years are you most proud of, and why?

Answered: 103 Skipped: 50



### Representative responses:

- Little change or development
- Improvements to homes, landscaping
- Firewise planning
- Better weed control
- Sense of community

(Full list of open-ended responses at end of document)

### Q3: What changes in your neighborhood concern you the most, and why?

Answered: 133 Skipped: 31



#### Representative responses:

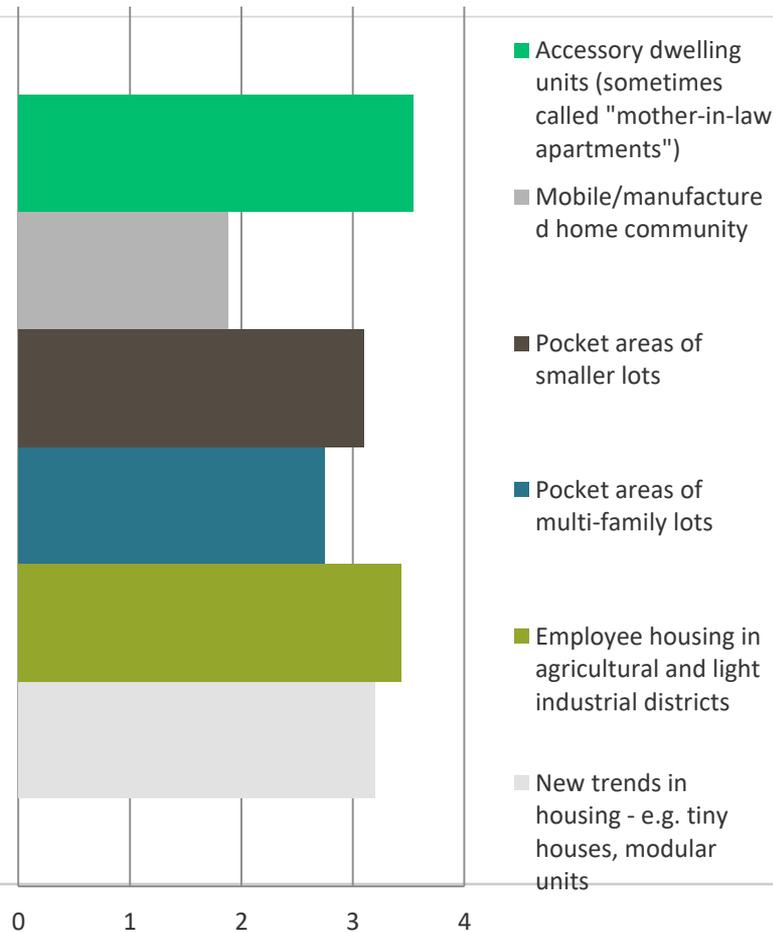
- More traffic, increasing danger at intersections (especially Ohio Gulch)
- Loss of access to river/public lands
- Projects like Camp Rainbow Gold
- Proposed redundant power line

(Full list of open-ended responses at end of document)

# Q4: Housing is a national and local challenge. What types of affordable housing would you support in your area?

Answered: 150 Skipped: 3

	STRONGLY OPPOSE	SOMEWHAT OPPOSE	NEUTRAL	SOMEWHAT FAVOR	STRONGLY FAVOR	TOTAL	WEIGHTED AVERAGE
Accessory dwelling units (sometimes called "mother-in-law apartments")	13.70% 20	11.64% 17	14.38% 21	27.40% 40	32.88% 48	146	3.54
Mobile/manufactured home community	55.78% 82	17.69% 26	12.93% 19	9.52% 14	4.08% 6	147	1.88
Pocket areas of smaller lots	25.17% 37	8.84% 13	19.05% 28	25.17% 37	21.77% 32	147	3.10
Pocket areas of multi-family lots	34.69% 51	11.56% 17	16.33% 24	19.05% 28	18.37% 27	147	2.75
Employee housing in agricultural and light industrial districts	16.89% 25	5.41% 8	22.30% 33	28.38% 42	27.03% 40	148	3.43
New trends in housing - e.g. tiny houses, modular units	20.41% 30	10.20% 15	22.45% 33	22.45% 33	24.49% 36	147	3.20



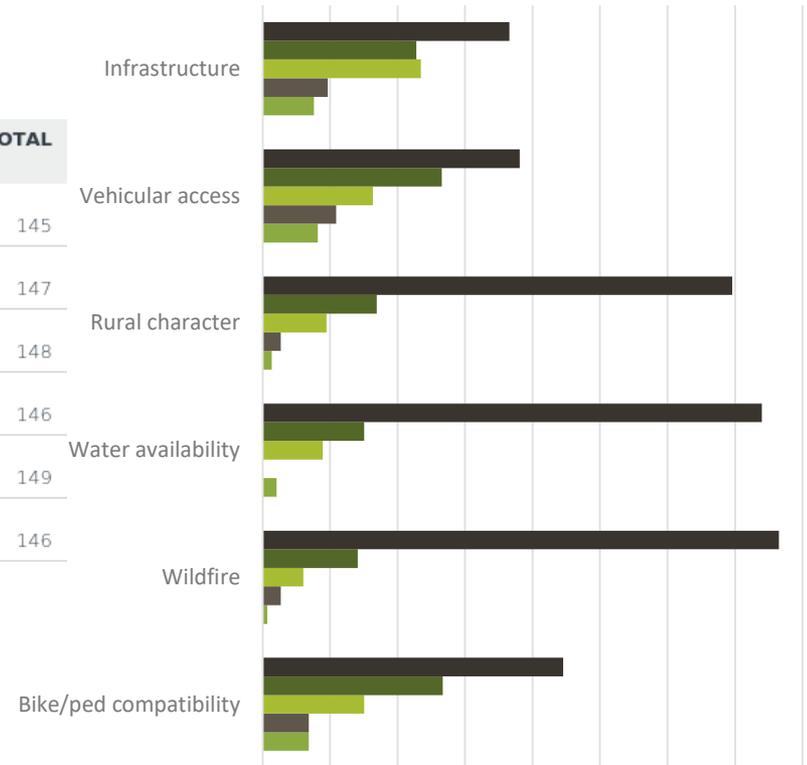
Related open-ended responses at end of document)

# Q5: What are the primary considerations for development in the side canyons of this subarea (East Fork, Greenhorn, Ohio Gulch, Deer Creek)?

## Rate the importance of each of these:

Answered: 151 Skipped: 2

	NO IMPORTANCE	SLIGHTLY IMPORTANT	NEUTRAL	MODERATELY IMPORTANT	VERY IMPORTANT	TOTAL
Infrastructure	7.59% 11	9.66% 14	23.45% 34	22.76% 33	36.55% 53	145
Vehicular access	8.16% 12	10.88% 16	16.33% 24	26.53% 39	38.10% 56	147
Rural character	1.35% 2	2.70% 4	9.46% 14	16.89% 25	69.59% 103	148
Water availability	2.05% 3	0.00% 0	8.90% 13	15.07% 22	73.97% 108	146
Wildfire	0.67% 1	2.68% 4	6.04% 9	14.09% 21	76.51% 114	149
Bicycle/pedestrian compatibility	6.85% 10	6.85% 10	15.07% 22	26.71% 39	44.52% 65	146

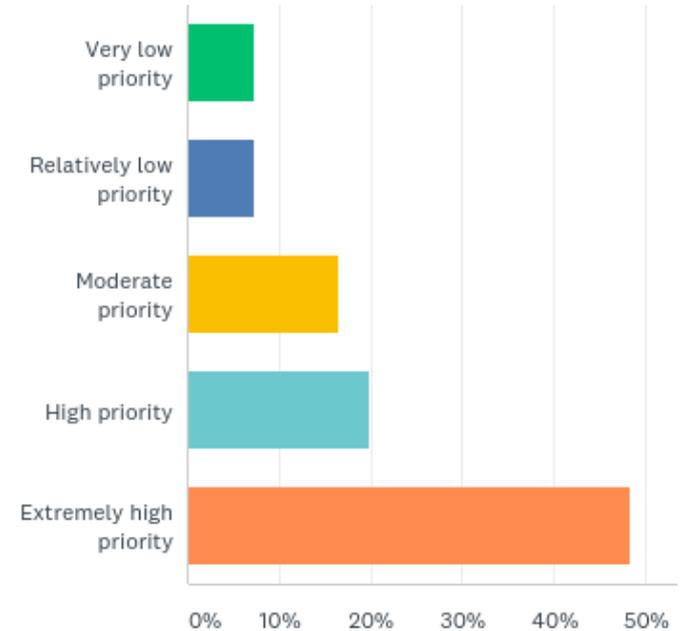


Very important
  Moderately important
  Neutral
  Slightly important
  No importance

# Q6: The Ohio Gulch Road/Highway 75 intersection is noted as having increasing traffic from multiple land uses up Ohio Gulch. How high a priority should this intersection be for a signal or other traffic measure?

Answered: 151 Skipped: 2

ANSWER CHOICES	RESPONSES	
Very low priority	7.28%	11
Relatively low priority	7.28%	11
Moderate priority	16.56%	25
High priority	19.87%	30
Extremely high priority	48.34%	73
<b>TOTAL</b>		<b>151</b>

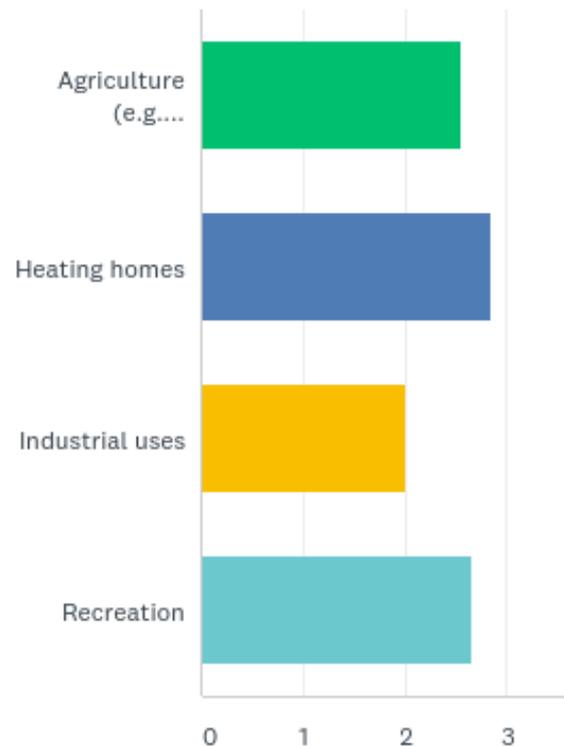


Related open-ended responses at end of document)

## Q7: How would you prioritize the development and use of geothermal (hot springs) resources in your area? (Rank these 1 to 4, with 1 being your highest priority.)

Answered: 139 Skipped: 14

	1	2	3	4	TOTAL	SCORE
Agriculture (e.g. greenhouses, drying crops)	20.91% 23	28.18% 31	36.36% 40	14.55% 16	110	2.55
Heating homes	31.03% 36	35.34% 41	21.55% 25	12.07% 14	116	2.85
Industrial uses	12.61% 15	21.85% 26	19.33% 23	46.22% 55	119	2.01
Recreation	36.15% 47	19.23% 25	17.69% 23	26.92% 35	130	2.65



## Q8: Camping, including some RV sites, relatively close to the cities has been identified as a need. Where do you think would be a good place for this use?

Answered: 116 Skipped: 37



### Mid-Valley locational responses:

- Deer Creek Road
- Greenhorn Gulch
- Cove Creek

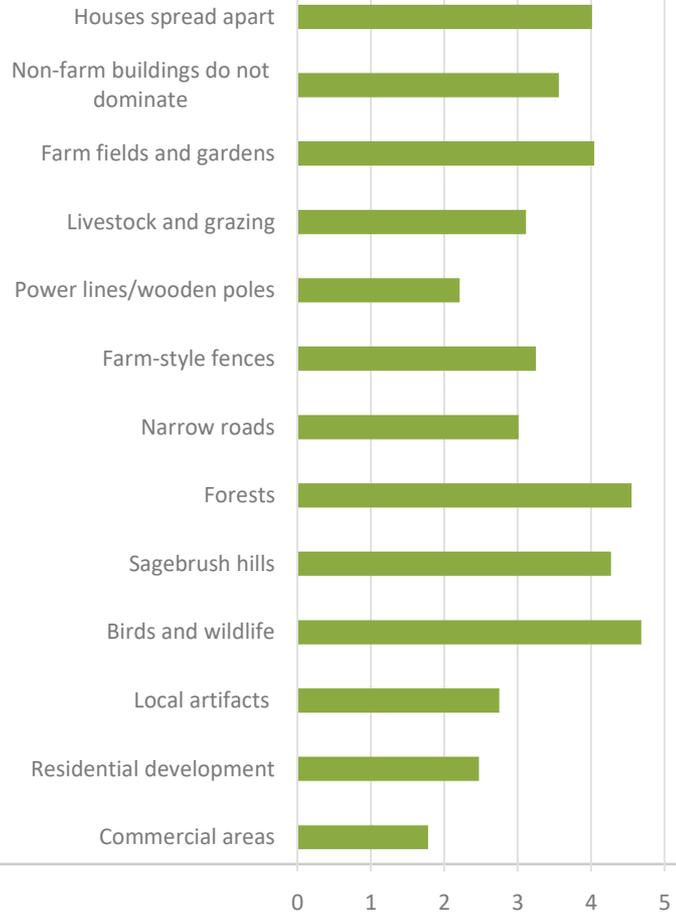
However, the vast majority did not support camping in the Mid-Valley vicinity.

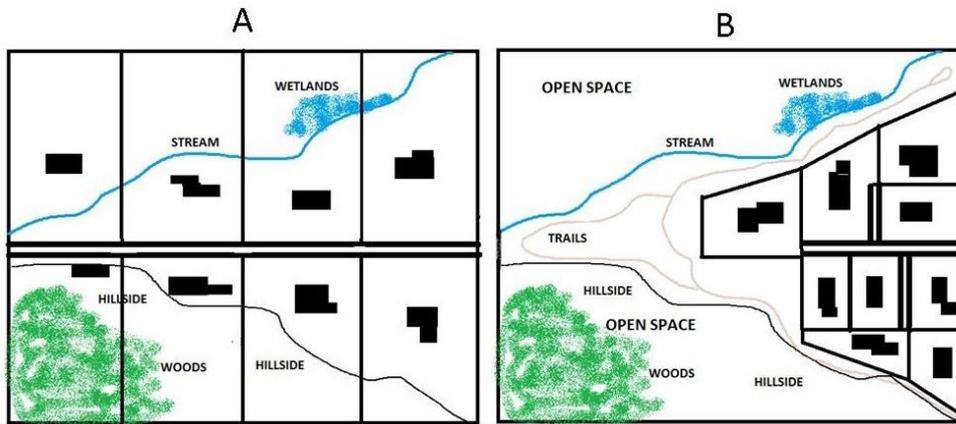
(Full list of responses at end of document)

# Q9: Many outlying areas of Blaine County are rural in nature. In an "ideal" rural landscape, how important is it to have the following elements?

Answered: 149 Skipped: 4

	LOW IMPORTANCE	SLIGHTLY IMPORTANT	NEUTRAL	MODERATELY IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Houses spread apart	6.76% 10	4.73% 7	13.51% 20	30.41% 45	44.59% 66	148	4.01
Non-farm buildings do not dominate the landscape	12.93% 19	6.12% 9	23.13% 34	27.89% 41	29.93% 44	147	3.56
Farm fields and gardens	2.05% 3	6.16% 9	17.12% 25	34.93% 51	39.73% 58	146	4.04
Livestock and grazing	18.62% 27	13.10% 19	24.83% 36	25.52% 37	17.93% 26	145	3.11
Power lines and wooden power poles	51.72% 75	7.59% 11	20.69% 30	8.28% 12	11.72% 17	145	2.21
Farm-style fences	13.10% 19	8.97% 13	31.03% 45	33.79% 49	13.10% 19	145	3.25
Narrow roads	21.68% 31	7.69% 11	31.47% 45	25.87% 37	13.29% 19	143	3.01
Forests	2.72% 4	0.68% 1	6.12% 9	19.73% 29	70.75% 104	147	4.55
Sagebrush hills	2.04% 3	4.76% 7	13.61% 20	23.13% 34	56.46% 83	147	4.27
Birds and wildlife	1.37% 2	2.05% 3	2.74% 4	14.38% 21	79.45% 116	146	4.68
Local artifacts (old signs, chainsaw bears, etc.)	30.07% 43	6.99% 10	32.87% 47	18.18% 26	11.89% 17	143	2.75
Residential development	31.25% 45	19.44% 28	23.61% 34	22.22% 32	3.47% 5	144	2.47
Commercial areas	63.89% 92	9.72% 14	14.58% 21	8.33% 12	3.47% 5	144	1.78



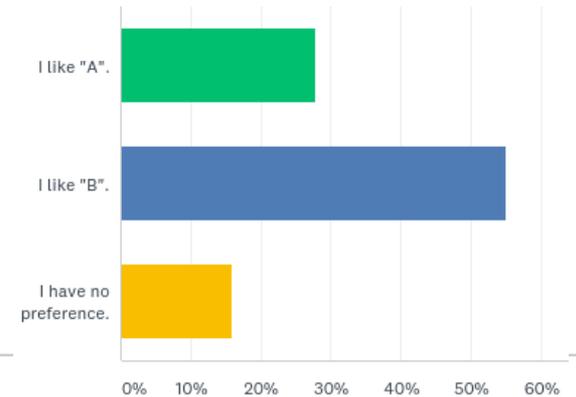


**Q10: The two simple drawings above show alternative ways of developing land. "A" has large lots and plenty of space around each house. "B" has smaller lots, each with access to preserved open space with a stream, woods and hillside. Please indicate your impressions of each.**

Answered: 151 Skipped: 2

ANSWER CHOICES	RESPONSES	
I like "A".	27.81%	42
I like "B".	54.97%	83
I have no preference.	15.89%	24
<b>TOTAL</b>		<b>151</b>

(Related open-ended responses at end of document)



**Q11: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?**

Answered: 113 Skipped: 40

Responses generally fall under these main categories:

1. Conservation/active management
2. Preservation/“leave as is”
3. Concept of future generations/the long term
4. Miscellaneous

(18 respondents agreed with the quoted definition.)

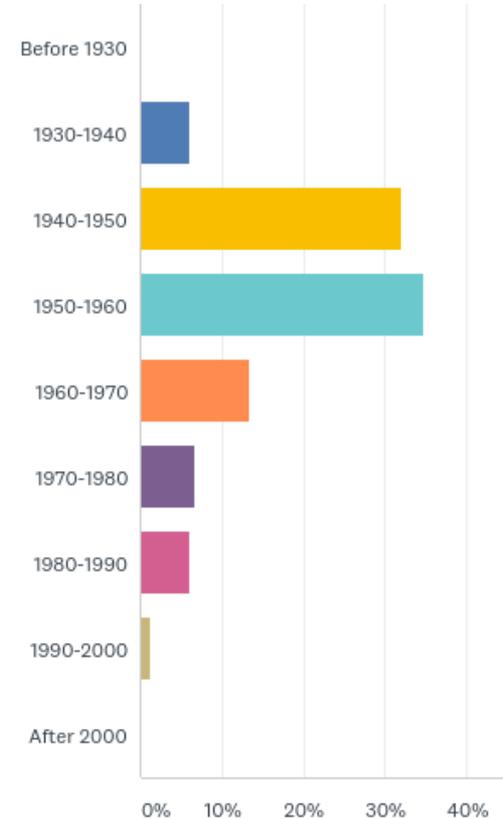


(Full list of open-ended responses at end of document)

# Q12: Please tell us a little about yourself. What year were you born?

Answered: 150 Skipped: 3

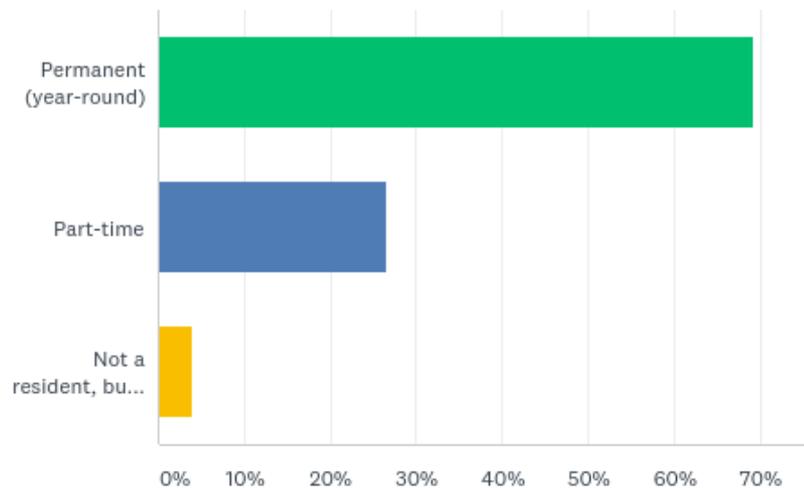
ANSWER CHOICES	RESPONSES	
Before 1930	0.00%	0
1930-1940	6.00%	9
1940-1950	32.00%	48
1950-1960	34.67%	52
1960-1970	13.33%	20
1970-1980	6.67%	10
1980-1990	6.00%	9
1990-2000	1.33%	2
After 2000	0.00%	0
<b>TOTAL</b>		<b>150</b>



## Q13: Please describe your residency.

Answered: 150 Skipped: 3

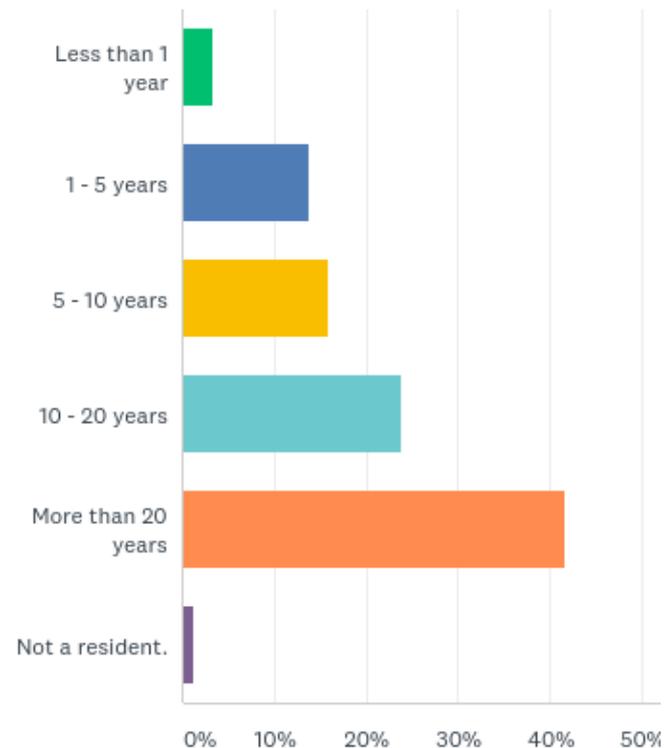
ANSWER CHOICES	RESPONSES	
Permanent (year-round)	69.33%	104
Part-time	26.67%	40
Not a resident, but a property owner	4.00%	6
TOTAL		150



# Q14: How many years have you lived (even part-time) in the Mid-Valley area?

Answered: 151 Skipped: 2

ANSWER CHOICES	RESPONSES	
Less than 1 year	3.31%	5
1 - 5 years	13.91%	21
5 - 10 years	15.89%	24
10 - 20 years	23.84%	36
More than 20 years	41.72%	63
Not a resident.	1.32%	2
<b>TOTAL</b>		<b>151</b>



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**Open-ended responses to survey questions are found on the following pages. All responses are shown in their entirety, unedited, and in no particular order.**



# Q1: Is there something else that is important to you? Tell us!

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- At least preserve the RR40 areas. Keeping the side canyons and outer areas of East Fork - beyond Triumph - is important for the whole Sun Valley area. East Fork is the wildest canyon left in the mid-valley.
- traffic congestion and noise....how about a sophisticated transit system (rail)
- Optimize all actions to minimize climate change (e.g., install solar panels, use electric mowers) and work with the Public to help them do their part, 2. Plant Milkweed to help save the Monarch (the Idaho state insect) from extinction (90% gone next year?) 3. Slow the speed on ID-75 at night to 40 mph due to wildlife on roads ALL THE WAY FROM HAILEY TO KETCHUM, and select areas south of Bellevue; 4. Protect and feed wildlife in winter (they have been fed at 15 places in this valley and now ALL HAVE STOPPED - lets show compassion) and demand IDFG implement tranquilizing animals in need rather than murdering them (they can leave their medicine closer at Mountain Humane or one of the vet clinics - IDFG say it can only be stored at Jerome) 5. Spend a few million to install fencing and over and underpasses for safe crossing of wildlife across ID-75 and parts of Highway 20 (we are spending more on collisions and injuries and there will be more deaths (I think the Iconoclast owner was killed when he was trying to avoid hitting wildlife) 6. Prohibit random shooting targets erected along Ohio Gulch; 7. Prohibit sheep being forced marched throughout the County spreading noxious weeds and the herd protection dogs threatening hikers and their companion dogs; and make the sheep company owners microchip their dogs and commit to vet care for their dogs and sheep and that their herders speak enough English to understand when locals ask if it is safe to pass their protection dogs and they should know how to call 911 8. Improve recycling of waste paper and make Galena lodge recycle, and open Ohio gulch recycling on Sunday; 9. Make that Ohio Gulch soil recycling business clean up the garbage in their materials; 10. improve the trail access signage and parking for Timber Gulch, 11. Prohibit further farming destruction of top soil, emission of CO2 from soil death (3x more than fossil fuel emissions) and institute regenerative farming requirements for all farms (see Dr. Zach Bush on internet for info).
- Dark skies; traffic light at Ohio Gulch and Highway 75 (big safety concern during peak commuter hours); noxious weed abatement, especially along bike path.
- So far less crime
- Deer Creek canyon past the Wood River is the only non-residentially developed creek bottom in the WRV. This is where I can go and not hear road traffic or airport noise, and look across a landscape with ag and wildlife use, but not much else. For residents without the wealth to buy estate property, this is a place we can quickly escape the buzz of the subdivision. The lack of developed recreation in and around the private land there is a bonus for wildlife, and for retaining a historic pastoral landscape. Not my quote, but my friend says you drive back 60 years when you drive out Deer Creek. Having that rural road and view shed is the most important thing to me about living in the area.
- Need a public access Master Plan. Bury all utilities. Control elk into feeding areas

# Q1: Is there something else that is important to you? Tell us!

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- Commuting convenience and driving time to work or schools.
- The convenience of being close to both Hailey and Ketchum.
- Safer access to Highway 75 from Ohio Gulch and Deer Creek in particular. A turn lane, at minimum, would be helpful for residents - especially those that tow a trailer. Or, consider closing Spruce Way and creating a cul d sac there with all access from Deer Creek Road.
- We own a lot in Starweather and also have friends in Heatherlands and feel there is a need for a signal on the highway.
- Closer to Ketchum but still in Hailey
- No crime. Clean and safe for children to grow up here.
- Equidistant to Ketchum and Hailey
- To be able to go against traffic (if you can really call it that) to get to commercial areas. Close to airport, outdoor recreation and the hospital.
- Close to the Big Wood river
- minimal traffic, no new transmission lines
- Keeping the mountain overlay protected. Also burying the power lines. Really need to replace the existing lines as they are 60 years old.
- Good distance between towns.
- 1/2 way between Ketchum and Hailey
- Maintaining the rural nature of this valley should be a top priority. Once you allow high density housing or building on hillsides, the valley and its character will never be the same. It will be just another over-developed suburb with higher crime, lousy schools and a bigger drug problem. Please make that the top priority.
- Bury the power lines
- There needs to be a stop light functional between the hours of 6:30-9:00am and 3:30-6:00pm Monday-Friday!!!! Ohio Gulch and Starweather intersection
- I think it is also important to protect the natural habitat for wildlife (animals, birds and fish).
- Access to both school systems. Equal access to Ketchum and Hailey.

# Q1: Is there something else that is important to you? Tell us!

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- Peace and quiet. Unfortunately the road noise on highway 75 and on the East Fork Road has increased in recent years
- Ease in traveling both north and south on hwy 75. Regulating the speed on hwy 75 to 55 or 60 max mph. Even when we had 2 horses loose and sat 2 cars with hazard blinkers blinking on hwy 75 the traffic speed did not slow down !! Pot holes are a challenge with our winters - but hwy 75 and in town Hailey/Ketchum have a serious problem
- lesser taxes, great sunshine, open space, large lots
- low density housing
- Ease of access to Hailey, Bellevue, Ketchum, Sun Valley.
- I love the peace and tranquility of East Fork. I love that it's situated half way between Ketchum and Hailey for easy access to both. I love the wildlife we see from our front door.
- easy access to Hailey and Ketchum maintain lack of commercial zoning along Hwy 75 save for existing areas at the north end of this area (vet, clear creek, etc.)
- Given the amount of truck traffic on Ohio Gulch, i think it is imperative that a light be installed at the intersection of Ohio Gulch and Highway 75 before more accidents occur.
- Safety getting from Ohio Gulch Road onto highway
- under grounding of power lines
- Blaine County Rec Dist Trail and related scenic corridor
- Less density, large lot size, no commercial businesses. There isn't enough water to keep adding and adding density to the county. At 100% build out, is there enough water? I don't think so.
- access to Hailey!
- We don't want to look at an additional powerline at the base of East Fork and HWY 75
- Being half way to Hailey (food) and Ketchum (fun).
- No development on facings
- The Big Wood Riparian Zone is extremely important to me. The death by a thousand cuts that has been allowed to occur to riverside habitat for decades must cease.
- Keep power lines underground along Hw 75
- Maintenance of the bike path and other bike lanes (e.g., East Fork Road). Undergrounding pending power line on Hwy 75. Honoring existing zoning restrictions for new construction and developments (e.g., new hotels)

# Q1: Is there something else that is important to you? Tell us!

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- Access to both Hailey and Ketchum. More space on our property than in town.
- Lack of development, natural beauty, quiet.
- Worry about possible development out Deer Creek, as it is the Elk migration path and it is the only valley left that could be preserved.
- Protection of property rights, fires and floods, family security and traffic speed, litter, affordable housing for gainfully employed local workers, in existing structures or HOA-approved auxiliary housing units within HOA CC&Rs. (Caretakers, care-covers, house-sitters and on-site security observers).
- places for the wildlife to live as well as people
- Quiet roads with very little traffic. So quiet we can hear the stream (East Fork Creek) from our yard during the day and at night. Very low-density housing. So low that we have to look hard to see neighboring houses. Lots of nearby trails. We don't have to put the bikes in the car and drive somewhere to go for a beautiful bike ride with our kids; we can leave from our driveway and access common areas and BLM trails.
- Access to both Hailey and Ketchum.
- preserving the rural feel, and the old fashioned look of this valley, not too many modernizing changes
- Good Roads...Buttercup has been a mess for 16 almost 17 years that we have lived in Blaine County. wide roads where bikes are sharing...autos are many lbs more and it is a threat to both when roads are marked too narrow...as some are now.
- Affordable living.
- Abundant wildlife in North Gimlet. We have our own personal zoo.
- Dont live as of yet in mid valley, property owner but live in Sun Valley. Considering building on my acreage.
- Off the highway=quiet. Country feel, but conveniently close to ketchum or hailey.
- affordable community housing options
- Short bicycle ride to Ketchum via bike path. (reside northern end of 'Mid-Valley').
- stop light at Ohio Gulch Rd.
- It would be great to get a Mountain Rides bus stop at Gimlet Rd!
- For some of us mid-valley is really about relative affordability compared to other parts of the valley.

## Q2: What changes in your neighborhood over the last 5 to 10 years are you most proud of, and why?

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- little change
- There haven't been many changes out where we live.
- test
- The growth of the trees hides the hideous, ugly building the county built for the fire department across from Golden Eagle
- Traffic light at Greenhorn Road & SH 75
- HOA adopted organic landscaping; Trails for hiking and cross country skiing; banning the planting of yew
- the protection of lands through the Wood River Land Trust
- Sagebrush mowing in livestock easements for fire control.
- Trying to keep it low impact and maintaining the natural character of the area
- Got an updated road which removed all the potholes and will help with snow removal
- After 150 years of over-grazing, many riparian areas are noticeably recovering a healthy habitat.
- Lots of full time residents making positive changes to their homes. Lots of "pride in ownership."
- The change has been minimal and that is good.
- Wildlife awareness relative to the highway... it seems to be helping.
- We along with other neighbors donated multiple acres of land at SE corner of 75 and East Fork to the land trust and I am happy to see the open spaces whenever I'm travelling on 75.
- The community is coming to gather to talk about what's important to them.
- Dark Sky, Hillside building regs, continued beautiful vistas
- weed control
- Heatherlands becoming a fire-wise community
- NA
- Getting the understanding of neighbors and community officials to rebuild and protect property from future nature caused events
- The beautification of Starweather
- Improved/safer road out East Fork with bike path
- The maintenance of common areas and installation of 6 pickle ball courts.
- Just moved there

## Q2: What changes in your neighborhood over the last 5 to 10 years are you most proud of, and why?

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- Continuing water quality
- None
- That our neighborhood has remained the same for the past ten years. Sadly, two lots recently sold to people from out-of-state whose first move was to clear the old aspen forest from the land. Growth brings people who do not care for this land or this special environment. They want to build what they left which apparently does not include native trees. I am sure water-guzzling lawns are next.
- Keeping our visual view clean up and down the valley
- Have not lived here for 5 years yet
- I have not lived here that long.
- Cleaning up dead trees and overgrowth.
- The bike path improvements.
- Signage
- Recent receipt of funds to thin trees
- We just purchased the property so no history
- Neighborhood efforts to clean up our streets and the highway in front on our development.
- There have been no changes in my immediate neighborhood, other than traffic noise (which of course I don't like!)
- The slow growth in Timber Gulch
- Pioneer Mountain Ranch has maintained a very strict set on C, C and R's and abides by them without fail.
- There have been no significant changes
- Growth of trees and foliage.
- We adhered to the Night Sky Ordinance long before the Dark Sky Preserve.
- Change of leadership at Home Owners Association
- recovery from the 2013 fires
- Bike path
- availability of additional housing - let's not make land prices so expensive our children can't afford to stay in the valley.

## Q2: What changes in your neighborhood over the last 5 to 10 years are you most proud of, and why?

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- improved traffic due to widening of Hwy 75
- Sense of community
- Gradual development
- Building new homes.
- Maintenance of the natural landscape
- Little development
- Not too much building
- sense of community
- Water conservation because it is important.
- None
- We are new residents
- Road work, hospital, new restaurants,
- Lack of development
- valley club golf course renovation saves water, double lane highway helps with traffic, valley club is starting to get built out and is a real community
- none
- The improvement to East Fork Road and inclusion of bike lanes with road.
- Firewise
- Resident mark of All Seasons Landscape has improved our Hidden Hollow entrance.
- We have great neighbors.
- families with kids moved in
- I'm happy there have been few changes in my neighborhood
- We've been here 7 years and haven't seen many changes. We like that the Deer Creek trails have been restored.
- common areas have been mowed and maintained

## Q2: What changes in your neighborhood over the last 5 to 10 years are you most proud of, and why?

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- Maintaining access for trails, weed management, recovery after Beaver Creek Fire.
- Wonderful neighbors
- P&Z respecting the intent of rural zoning codes (e.g., Camp Rainbow Gold development proposal).
- Very little has changed, and we like that.
- Stopping Camp Rainbow Gold
- Protection of the Wilander area from camp Rainbow Gold project. Efforts to clean up the Triumph mine area.
- Our neighborhood has not changed much in the last 10 years. One new home
- Firewise planning.
- Still very rural and wild
- No Development!
- Cooperative spirit, openness and welcoming the community.
- More full time residents
- HOA has done a good job of minimizing invasive weeds. Enhance collaboration with the neighboring HOA resulting in private hiking / biking / horse-riding trails in the common areas. One new home on our street that's very well done, in keeping with local styles (barn wood, low-water landscaping).
- Neighborhood has not changed. Speeding
- good roadside weed eradication, county planners not allowing recent applications to conditional uses to county zoning and uses
- keeping up lots and scenery
- The approval of the Conditional Use Permit for Western Adventure Tours and the reconstruction of Imperial Gulch Road.
- Replacement of the underground electrical grid.
- nothing has changed!
- only lived here two years.
- Not much growth in buildings/houses

## Q2: What changes in your neighborhood over the last 5 to 10 years are you most proud of, and why?

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- Planned development
- There haven't been any changes in my neighborhood
- It hasn't changed much! That's what I'm proud of and why I chose east fork to live in!
- No sprawl. Maintaining rural character. Upholding the MOD (except for one tragic oops)
- more young people and families moving in
- Road improvement
- That I'm still here.
- no real changes in the Heatherlands sub
- No rainbow gold out east fork.

### Q3: What changes in your neighborhood concern you the most, and why?

- future subdivision
- There haven't been many changes out where we live.
- not allowing a 2nd full kitchen in under 2 acres. our property was purchased in 1983 with the understanding we could build more than one house with a 2nd kitchen because the property was big enough
- The continued deterioration of the infrastructure, ie. roads
- Threat of high voltage transmission lines with metal towers. Threat of dense residential development at odds with existing Blaine County codes.
- Bulldozing habitat, stupid turf planting and mowing ... ridiculous landscaping with totally non-native, chemically intense and provide no habitat for anything
- Residential development
- "No parking" on roadside at end of Greenhorn Road during winter severely limiting access to trails for snowshoeing.
- Access to hills and river has changed with growth
- More people/ traffic / bikes etc. driving thru to the trailheads
- Lots of houses are being built which is removing all the trees and natural habitat
- New development adjacent to or within federal land in the vicinity.
- Highway 75 traffic. Lack of global Wood River Plan. Ketchum to Bellevue
- Over-building and too many wells
- Traffic noise and dangers on HWY 75
- More traffic w/speeding, making roadways more dangerous.
- Deterioration of highway and accessory side streets.
- Proposed above ground power lines. Would devastate scenic beauty for generations.
- Traffic accidents and traffic noise have increased.
- lack of affordable housing
- Increased highway traffic and dangerous intersection at Ohio Gulch

### Q3: What changes in your neighborhood concern you the most, and why?

- What might be happening out Imperial Gulch
- excessive landscaping
- Speeding and traffic (Ohio Gulch intersection)
- I 75 traffic
- NA
- Public respect when they pass thru our area
- nothing
- increased traffic in Greenhorn
- That the road didn't continue to Canyon like it was supposed to
- The building off of Ohio G. The water rights and the traffic at the intersection of Ohio G and Hwy 75
- Tragic is very dangerous
- Destruction of animal habitat
- Traffic on the highway
- Drivers being inconsiderate about residents trying to get onto highway 75 who insist on driving in the left hand lane.
- Traffic on 75
- More development will destroy the rural environment for humans and for species that have been here for thousands of years. Where has "growth" ever worked to equally benefit human life and the environment? Boise is a prime example of a nice city losing its charm and lifestyle due to uncontrolled growth. mall-city lifestyle is disappearing.
- Power lines
- Above ground Power line visual impact on natural view
- Dangerous traffic at Ohio Gulch
- No stop light at Ohio Gulch and Starweather
- Additional development and associated traffic

### Q3: What changes in your neighborhood concern you the most, and why?

- As the mid valley grows I think it is important to maintain open space for wildlife and recreation.
- Discussions about widening the highway and Transmission wires. The fact that my location is considered "less than" vs. Ketchum, etc.
- Lack of stop light at Ohio Gulch
- Dry/dead trees, bushes, etc. contributing to fire danger
- We just purchased the property so no history
- Traffic and accidents on highway
- Changes to our views of the mountains and landscape.
- Traffic noise
- Keeping the waterway moving so there is no standing water
- We are a private community with a private road and too many people from outside our community continue to think they can come there with their family, friends and dogs (unleashed) and seem to have no concern for those of us who live there because we love the peacequiet and views that our community provides.
- There have been no signifiant changes
- Poor road condition/lack of light on Ohio Gulch-75.
- Coming onto highway from Ohio Gulch!!!!!!!!!!!!!! Allowing commercial enterprises up OG has caused tremendous hazards.
- large developments
- Not to much concerns me about our lovely neighborhood unless there is any major future development past Triumph, as was proposed by Camp Rainbow Gold.
- See abive
- commercial equestrian and motrocross tours on greenhorn that put wear and tear on greenhorn road and the trails
- Traffic and people speeding
- Don't like the overhead power lines
- Restricting low-cost land so it becomes too expensive for our children to live here.

### Q3: What changes in your neighborhood concern you the most, and why?

- Traffic on Valley Club Drive has increased because of the problems at the above mentioned intersection. More trucks are taking Valley Club Drive southbound in order to avoid the intersection. This is disrupting to our neighborhood, and hard on the road.
- The life threatening danger of no traffic light at Ohio Gulch and Starweather Also, the threat of above ground monster electric poles through our south Valley!
- Increased traffic on Hwy 75
- traffic has made it difficult to turn onto highway 75 from Ohio Gulch Rd
- traffic
- Increasing the amount of power lines
- Development
- Low cost housing without adequate or pretty landscape
- More Traffic
- nimby inevitability
- Proposed power lines - destruction of scenic corridor and impact on trail and diminution in property values. Lack of safety at Highway 75 and Ohio Gulch.
- Traffic
- Safety at Ohio Gulch. Decreasing trucks detouring through Valley Club.
- Power line, need for light at Ohio Gulch before people die, water rights
- Developers
- the intersection at Ohio Gulch is deadly! the high transmission powerlines must be buried and Idaho Power should pay for that
- Higher density, density should be in the cities, where residents do not need to drive to restaurants, stores, etc.
- The threat of wildland fires. Possible loss of home.
- increased density along the north end Buttercup Drive, especially the house that doesn't match the Valley Club housing. Increased traffic. Increased use of the fisherman's easement in Starweather
- The Ohio Gulch mess
- Anything having to do with AirBandB

### Q3: What changes in your neighborhood concern you the most, and why?

- The increase in traffic on the highway has led to a huge increase in noise in the River Bend Subdivision. I value quiet.
- second home city dwellers with their lights on timers and exterior lights on all the time
- There are so few changes and none have been concerning.
- more traffic noise from highway
- (more) traffic - congestion
- Threat of a developer in Imperial Gulch trying to change it to s county road.
- Care of the river. Cutting of trees and laws not enforced
- The economic impact of installing an overhead power line along Hwy 75, which would disrupt the natural beauty underling real estate value and tourism.
- The five lane highway widening project made the road noise increase by a lot. That has been a big disappointment to us.
- Development not in conformity to existing zoning
- Size of new houses. Further unnecessary widening of the roads.
- No changes
- Government planning. Leave things alone.
- Projects like Rainbow Gold.
- Future development like Rainbow Gold
- We have no major concerns.
- poor maintenance of East Fork Road
- Any new homes "upstream" result in lots and lots of increased traffic.
- Speeding on East Fork Road causing danger to residents. Cougar predation of deer and danger to pets.
- More traffic, higher speed of cars, more fences have gone up and no trespassing signs. Properties that fought county zoning now are an eyesore, sticking with our zoning and land use planning is so important. Horse boarding and training facility added to property through a conditional use application has resulted in a degraded property and has impacted the neighborhood in a negative way.
- none

### Q3: What changes in your neighborhood concern you the most, and why?

- Older residence are less welcoming, concerns me because I think the future is dependent on community.
- The pushback from the Greenhorn Property owners against the Imperial Gulch property owners.
- None at this time.
- Traffic on Ohio Gulch rd
- Roads in Blaine country are the worst in a state with poor roads to beging with!
- County trying to make it a low-rent district
- lack of access to surrounding public lands
- We don't need a secondary power line up the valley nor at the scale of construction that's proposed.
- Too many lights that don't respect the night sky. Public use of private roads.
- Water table has lowered. We are using more water than the aquifer can supply.
- too many elk
- Traffic speed
- NIMBY's
- Traffic

## Q4: Other ideas for appropriate affordable housing in the Mid-Valley area?

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- In general, I think East Fork is too far from the cities to provide much affordable housing - it's difficult to get to work. More people in the mid-Valley make the road more crowded for everyone.
- Allow people who have houses on more than a half acre of land, the right to build a 2nd guest house/apartment with full kitchens. This could help with a percentage of affordable housing and at the same time provide income to make home mortgages affordable.
- Should be developed in the Coldsprings LI area.
- Zoning and governmental regulations has caused an enormous cost to constructing housing. I doubt the government has the ability to fix this problem since they are one of the biggest causes.
- Model after Pitkin County (Aspen, Colorado)
- For every 3 (or 5) homes that are 5 bedrooms or more OR designated by square footage, 1 small lot must be designated for a 2-3 bedroom home that will be under a designated sq foot amount (small).
- Build in the city limits of Ketchum and Hailey . Close to where the employee is working. Decrease the commute time and impact . More responsibility on certain employers who hire larger # of people...employee housing or assistance of some kind.
- Ingress and egress to Highway 75 is problematic for most of this area. If that's not addressed, adding residential density will be a dangerous change for the worse. In general, affordable housing development is higher density and more appropriate for in-town settings.
- Locate South of Bellevue as attractive area with recreational open space
- Smart developments that add real estate value for entry level buyers. There will always be the need for new homeowners. Developments should be carefully designed to encourage low-income residents to bring their talents to our valley. Developing in ag or LI is not where neighborhoods grow. Affordable housing should be treated as added value to our valley, not stuck on the cheapest corner.
- Develop more of the Bellevue triangle for affordable housing.
- Higher density districts adjacent to and in conjunction with city planning efforts, i.e., near the hospital, north of Hailey, between Bellevue and Hailey. Consider greater emphasis for TDR program south of Bellevue, help promote and enable that opportunity for area landowners.
- Smaller lots and multiple family units in pocket areas might be fine if placed in areas that do not upset the rural character of the area, are very small, and are in a place that has adequate infrastructure.
- Employee housing has the benefit of reducing commuter traffic.

## Q4: Other ideas for appropriate affordable housing in the Mid-Valley area?

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- Consider incentive programs where employers are rewarded with tax benefits and credits for covering a portion of their employees' rents or mortgages.
- Affordable housing is important but must be isolated to specified off site and/or if a pocket type.
- I feel like we live in an "affordable housing" area. We have AFH on Ohio G.
- Wages need to increase first
- Keep it market rate. Income restricted affordable housing has proven to be undesirable to developers, and is nothing more than glorified renting for the owners. The reason why we have an affordable housing problem is that there isn't enough supply of housing, and the reason there isn't enough supply is three things: 1 - NIMBYs, 2 - Unworkable Planning and Zoning laws, 3 - Horribly time consuming and legally risky entitlement process with the County and Cities
- This is a resort town and an agricultural town. A resort town by definition has high-end housing. Resort towns are not known for "affordable" housing. This area has survived and maintained its character without affordable housing for decades. If people want to live they will find a way, by working two jobs or commuting to Shoshone or Twin. If they cannot work here, they will leave which will force employers to raise their wages to attract new employees. Let the market govern the housing market.
- Alternative energy developments visible from roads which may cause people to think about future energy alternatives when they build, etc. Community or sub-division gardens.
- I bought a lot in Starweather and paid cash for it and I thought I was going to be able to build a very small house for myself 1500 square feet and the quotes are ridiculous from area construction areas. They gave me a 1.8 million dollar quote. What "normal" people cannot afford!!!! Its totally nuts and I lived in Starweather in 1991 and 1992 and now thinking I am going to have to SELL the lot and will not be able to build.
- Keep the economics realistic with land value
- As a reminder - southern California it is not uncommon for workers to drive from Riverside County (50-75 miles each way) to work in Orange County. Orange County did not provide affordable housing. Eventually Riverside County developed a stronger higher wages base. Of course, there is no winter in Orange County.
- There are no bad choices as long as what is provided is done so in good taste, quality and taking into account surrounding aesthetic impact.
- I would like to see ADUs allowed on lots 1 acre or more. (2 acres is an arbitrary number). I am not in favor of ADUs on lots smaller than 1 acre because that would take away the rural feel of East Fork. Not sure how the other ideas will work since so many subdivisions already have CC&Rs in place, which restrict further development. I love the Quigley concept of development and I hope it succeeds.

## Q4: Other ideas for appropriate affordable housing in the Mid-Valley area?

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- Urban sprawl has a bad reputation, but if land is locked up so new and young families can't afford a reasonably sized lot, they won't be able to stay in the valley and will move. Who will create the small businesses and services to support the well-off people who only come here to vacation? Allow enough land to be developed to keep land prices reasonable for middle-class families.
- OK with some manufactured homes. Mobile homes need to be sited away from established SF neighborhoods - present locations are good
- Strongly in favor.
- Using infill for affordable and employee housing is important. For example, the proposed Valley Club housing near the Buttercup and Highway 75 junction.
- Anything you want but I don't want to see them or pay for them. When employers can't get employees because lack of affordable housing, the free markets will require higher wages.
- Affordable housing should only be rentals, no sales/ownership, the community should own them as a whole, not individuals. Small units should be built in the cities where the occupants do not need transportation to grocery stores, restaurants. Housing should be apartments or condos, not houses with land: studios, one bedrooms, and a few two bedrooms and they should be multi level buildings. Also, You shouldn't be grouping some of these questions (ie "Employee housing in agricultural and light industrial districts). To obtain a fair response, these questions should be separate. Who wrote this?
- Concentrate development in the cities. Do not spread it out. I strongly oppose the proposal to allow 13 units per acre within 2 miles of the city limit. Part of what makes our valley special is the large amount of undeveloped land. Keep density in the cities and keep the open space open
- Affordable housing should be developed south of Bellevue. Build a community for workers using Federal Hud Funds and the State of Idaho Funds
- Modular units are the future and the future is now. Significantly less on-site construction impact, ~30-40%% reduction in building costs, construction time is 1/2 traditional. Less construction traffic on 75, less material waste to the landfill and better quality control.
- Continue to develop Shoshone and Carey. Develop 4 lanes to these communities.
- Affordable housing, too be truly effective, needs to be in Ketchum or close by as that is where all of the work is located. The goal should be to decrease vehicle numbers on the highway by having folks live as close as possible to their place of employment.
- High density housing is more practical and economically appropriate within the incorporated area.
- I think that our affordable housing should be built where it is more affordable, in Bellevue or Hailey. We can't even afford Ketchum, and that's okay. Having the workforce commute should not be a big deal, most communities and cities have workforces that commute well over an hour. 30 minutes is reasonable, and we could probably create much better housing (more space, amenities, etc.) if we utilized the cheaper land down south.

## Q4: Other ideas for appropriate affordable housing in the Mid-Valley area?

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- No one wants to live in Balmoral type housing. Small and tasteful cabins or cottage style homes allow young people to actually live in a place they can be proud of. Too much importance is put on developer profit and not enough on tasteful architecture. The Nest houses in Bellevue are a great example to follow.
- Develop land south of Bellevue.
- In the old days, people traveled far at times to come to work. This isn't a bad thing! Someone living in Shoshone or Twin Falls makes twice the money by driving from there.
- Hotel surcharges, dormitories, HOA owners' ability to "legally" allow an interviewed and vetted restaurant server, ski instructor, hospital care provider, teacher, firefighter, law enforcement officer, etc., to occupy and attend to facilities in return for free housing and utilities. Importantly, the owner must be able to choose and approve and veto who lives on the premises. Not by lottery or with "squatters rights."
- Higher density in the trailer parks and light-industrial areas around Ketchum and Hailey.
- There are a combination of expensive and somewhat affordable homes in our area.
- Encourage long term rentals for already existing properties, due to the appeal of short term rentals many are opting to rent short term, which impacts neighborhoods and neighbors who live there full time.
- If multi housing were to be tasteful and look like an actual house....that'd be great
- Increased capacities on existing lots and houses.
- Allowing people to develop on their remote parcels.
- None of these are allowed in the Heatherlands per our CC&Rs
- Not enough detail to evaluate the options. Where? How many? Other impact? Etc.
- Keep it in the cities!
- Let market forces free of local planning constraint develop alternatives.
- There needs to be pockets of higher density in the mid-valley to accommodate affordable housing. We need multifamily apartments and smaller minimum lot size requirements in the mid-valley. This will also cause a need for traffic lights at the north end of Buttercup and Ohio Gulch. What about all that land between highway 75 and Heatherlands? That would be perfect for an apartment building if you could figure out a private sewer and water system to accommodate. People don't need to own affordable properties to live here, affordable rentals with shared common amenities are what we need.
- Restricted short term rental (error B-n-B, vrbo, etc.)
- The ADU thing is a slam dunk. The required lot size is so large in mid-valley that virtually every home could add an ADU, and it would be a private solution that wouldn't require public funds. I can't understand why there is a 1 acre lot minimum for a second unit - seems absolutely insane. Compared to virtually the entire rest of the world, 1 acre is a gigantic lot! Even 5,000 sqf lots can easily fit an ADU - that's barely 1/10th of an acre.

## Q6: The Ohio Gulch Road/Highway 75 intersection...Is there another intersection you believe should have a higher priority?

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- unfortunately, the valley needs a 4 lane highway as a priority infrastructure, less berming along the highway and adding several wildlife bridges for crossing highway 75 safely. The 75 corridor should be opened back up with fewer trees improving aesthetics and safety.
- SLOW THE SPEED AT NIGHT FOR WILDLIFE; Install light at Timmerman junction
- No!
- I live in East Fork but believe there is potential for bad accidents there
- No, but don't put in a light since that will back up traffic more; put in a roundabout (also remove the light at East Fork and Elkhorn and replace with roundabouts)
- All mid-valley subdivision ingress and egress to Highway 75 need improvement, perhaps turning lanes.
- Hwy 20 and hwy 75 intersection
- This is an extremely dangerous intersection that needs to be looked at sooner than later. I see an near miss there every week if not more!
- Traffic accidents have increased and this is very important. Large trucks come in and out regularly and are very dangerous to navigate around safely.
- no
- No, other than Buttercup rd, there is no side road coming from east and trying to turn south (left turn) that does not have turn/merge lane from Ketchum to Bellevue!!
- Blinking light at 75&20 intersection should be replaced.
- WE need a roundabout or signal at this intersection
- No
- No
- No!
- No
- I live in Starweather. Twice in the past two months, as I was driving north on the 75 to turn left into Starweather, I almost had a head-on with vehicles that were heading south and using the northbound left-turn lane as their "merge" lane to go south. I had to slam on my brakes and the other drivers had to make a dangerous merge into their proper lane to avoid smashing me. You can see the southbound drivers do that all day long when they pull out of Ohio Gulch. Please put some cameras out there and see for yourself what a hazard that corner is. There is so much commercial traffic going up to the dump and so much traffic going north and south because of the current boom, it's only a matter of time when there are multiple fatalities at that intersection.

## Q6: The Ohio Gulch Road/Highway 75 intersection...Is there another intersection you believe should have a higher priority?

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- No
- This intersection needs help! Too dangerous.
- Not even close
- A major contributor to the traffic problem is the Ohio Gulch landfill. Due to material increases in annual tonnage and heavy truck traffic, the landfill should be re-located to a more rural area south of Bellevue as soon as possible. The area cannot continue to absorb this landfill until the contract with the county expires in 2035.
- This is my intersection and its bad ( not all year and not all the time)
- This intersection should have the highest priority as it's in the middle of the valley and has so much traffic
- IDT tells me that there is only 1 accident reported. I told them that is insane and have not only witnessed a number but there is debris almost once a week from accidents at the intersection. My husband has offered to have someone from IDT come spend the night and try to go left off of OG toward hailey between 7-9:00 am and also to try to turn onto OG in the afternoon traffic. At the very least there should be lines painted (one left onto Highway and/or straight across highway into Starweather and one heading northbound. If we had those 2 lines, plus one coming eastbound off the highway, it would at the very least help drivers maneuver.
- A signal light would be outstanding. It would inevitably slow the traffic flow some on that highway and improve the current condition of "mindless" flying down that road. It's very concerning to watch drivers out there and the lack of attention they practice driving so fast.
- That is a really scary intersection. A signal is necessary!!!
- Don't plug up traffic with a lot of traffic signals needed on on a handful of days/yr.
- No
- No - it is very dangerous with the trucks
- NO
- NO
- No.
- No
- A traffic light here would slow rush hour dramatically.

## Q6: The Ohio Gulch Road/Highway 75 intersection...Is there another intersection you believe should have a higher priority?

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- none
- A simple first step is to widen the east side and construct and paint turning lanes. Currently, one haul truck can block the entire intersection. Also, what's up with the new landscaper parking lot on the south east side of the intersection? What happened to the scenic corridor?
- 20 and 75.
- Please, please, please truly consider a round about as another stoplight would be a disaster.
- No.
- That intersection has had the same traffic for a decade and does just fine. There is no need for a light there.
- Timmerman Junction!
- No more traffic lights.
- Buttercup
- Entry and exit lanes would help.
- Nope. That's the only one where we've experienced issues, especially the left turns onto Hwy. 75.
- No
- Please think of something other than a traffic light!!!! Get more creative please, i.e. roundabouts, yields etc.....
- Ohio Gulch intersection is extremely dangerous and must have a stoplight and turn lane
- Zinc Spur and Buttercup. We need a bike/pedestrian tunnel from Zinc Spur to Buttercup bike path.
- The vehicular demand is greater than originally anticipated. It is unsafe, especially during both rush-hours. Worse, during high demand hours, much of the traffic is heavy-duty commercial that requires additional time to slow down or accelerate. During high use times with long delays to merge, the reduced gap acceptance of the queued vehicles is unsafe.
- the intersection might need a light
- efficient light if you're headed south from Ohio Gulch at Arches Nt. Park (link) <https://www.deseret.com/2017/2/7/20605636/udot-installs-traffic-signal-at-entrance-to-arches-national-park>

## Q8: Camping, including some RV sites, relatively close to the cities has been identified as a need. Where do you think would be a good place for this use?

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- Sun Valley
- Public lands close to cities - within a mile or 2
- North of Ketchum, near Clear Creek/hospital area
- gannett road area
- Meadows
- in mixed use areas that now exist.
- Near but screened off from Hwy 75
- Where the existing mobile homes areas are.
- SNRA
- Not canyons where the roads are narrow. Maybe north of Randy Acher
- Up Ohio Gulch, triumph
- Not in the mid valley. Needs to be north of Ketchum.
- I travel by currently designated mid-valley camp sites weekly and find most are not used other than peak holidays and hunting season. That need has been met. A summer RV park could occupy Hailey's new snow storage site. Keep RV parks near town. The lower WRV community lacks developed day use on USFS, picnic table sites in the woods would help enable broader community use of public land. Wolf tone, Panther, and North Fork of Deer Creek would all be ideal.
- Belleview
- Wolfstone, Muldoon Gravel pads and vault toilets only, no elec.
- Along Buttercup Road
- Camp sites should be on public lands, SNRA, etc. we need housing development for workforce housing not camping.
- not sure
- Sun Valley

## Q8: Camping, including some RV sites, relatively close to the cities has been identified as a need. Where do you think would be a good place for this use?

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- not mid valley
- I don't agree. Camping should be away from cities.
- NA
- South of Bellvue and north of Ketchum
- north edge of Hailey
- Do not want it anywhere
- end of warm springs
- Outside the wood river valley and adjacent canyons
- Croy Canyon, Deer Creek.
- Camping out in the canyons but no RV sites.
- No comment
- someplace easy to supervise
- Past Galena lodge
- Up canyons
- No where. You are going to ruin this place if you allow "camping" near the cities. SAn Francisco has this problem. It does not work well to let humans "live" wherever they want.
- River run parking lot and adjacent area
- No where near
- Not in favor of more RV sites close to the cities.
- North Hailey
- Near the high school, on the way to the animal shelter, near the hospital
- Greenhorn trailhead
- I have an Airstream and the only place I can stay is PICABO rv because the meadows is a horrible place. You need lots of rv sites... I would start down between bellevue and Picabo and then between bellevue and Hailey and make them nice... its possible
- no idea

## Q8: Camping, including some RV sites, relatively close to the cities has been identified as a need. Where do you think would be a good place for this use?

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- North of Ketchum
- Hailey and Bellevue seem like the right areas.
- North of Ketchum where there is a lot of open space
- Expand what is already used a RV sites
- Areas such as Greenhorn, East Fork are not equipped to handle such activity. The I 75 corridor is too narrow for this. South of Bellevue would be more appropriate.
- Close to cities adjacent of Hwy 75
- Nowhere close to Ohio Gulch.
- Further out in the canyons if at all.
- not in rural areas
- No where. This type of density should be farther outside of the cities. That's why it's called camping! We have enough going on already on the immediate outskirts of Ketchum, Sun Valley, Hailey and Bellevue.
- Expansion of the existing sites close to Ketchum - Boundary in Trail Creek because nobody lives there anyway so there won't be a lot of pushback. Expansion of the Meadows RV sites to that property just south of the Sun Valley Animal Center, which hasn't been able to gain traction in any other way.
- No informed opinion
- deer creek road
- Not sure
- Not necessary; plenty of camping spots in outer areas
- There is enough already out Trail Creek
- South of Lane Ranch Rd is a nice piece of property along the river. End of Red Cliff Rd. is another piece along the west bank of the river.
- on public land and developed by the landowner/manager
- Not in the Valley Club area
- No comment

## Q8: Camping, including some RV sites, relatively close to the cities has been identified as a need. Where do you think would be a good place for this use?

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- No comment
- Trail creek
- Out of site of the hwy
- North of Ketchum
- As close to cities as possible. Preferably in city limits.
- Croy Canyon.
- Where I can't see them
- Avoid congregation of campers off roads
- Not sure
- greenhorn Gulch
- There are literally hundreds of places for camping. It's Idaho, you can camp on public land unless otherwise stated. If you are speaking of a developed RV facility with bathrooms, electric hook ups, etc. I don't see why it has been identified as a need. A need, really? For whom? RV owners? I don't think there is a place for this.
- River Run in Ketchum
- I dont think camping close to cities is a good idea. Camping is not a substitute for affordable housing
- i don't know...
- South of Bellevue. Not in Hailey or Ketchum
- Forest and BLM lands and provide it in the winter. Lots of millenials are into winter camping. Out Croy Canyon at the bike park?
- Our sites are fine and ample.
- It's all good right now. There is plenty of close in camping.
- back where the KOA used to be, on swath of land on highway by the Heatherlands, Deer Creek
- There could be RV sites established out Deer Creek.
- i don't know

## Q8: Camping, including some RV sites, relatively close to the cities has been identified as a need. Where do you think would be a good place for this use?

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- Towards Galena.
- Unsure
- This question is too vague.
- More sites out Trail Creek, toward Boundary. Maybe more in SNRA.
- Sun Valley Lodge parking lot if we have to have camp sites.
- I don't think there's a need.
- No Idea
- Bellvue
- South of Bellvue
- Bellevue or Shoshone
- South of Bellevue
- The Meadows, recognizing that this is a Scenic Highway and any RV Parks should be landscaped out.
- Croy Canyon
- North of Ketchum in the Phantom Hill areas. Out Deer Creek past the development, where there are already BLM and "informal" camping areas.
- Somewhere else.
- Intersection area of East Fork and Highway 75, where proposed apartments were talked about years ago
- out one of our canyons away from homes and views
- Cove creek.
- There is ample land in Imperial Gulch for a new campground and trail head, or near the forest service cabin at Greenhorn Gulch.
- Not the mid valley
- I have no idea.
- NONE!

## Q8: Camping, including some RV sites, relatively close to the cities has been identified as a need. Where do you think would be a good place for this use?

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- side canyons
- Allow existing to upgrade and expand
- Between Heatherlands and 75 or between 75 and Buttercup.
- Close to Hailey, in the trees, near the river.
- I support the need but have no idea where, except on BLM and USFS lands, that there is adequate land available.
- yes
- Reinhimer ranch just south of ketchum
- Church parking lots except regulary scheduled cult days?
- RV sites along 75
- Out of sight from the highway / main roads
- If we must, then perhaps the mayor's front yard?

## Q9: Other "rural" landscape features?

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- You forgot ask about wind turbines and other "renewable" sources of energy.
- Buried power lines are always preferred to above-ground "power lines and wooden poles" and high voltage transmission lines with metal poles are NEVER part of an "ideal rural landscape". "Power lines and wooden poles" are only a "high priority" when compared to high voltage transmission lines with metal poles.
- NO Dairy farms... NO Feedlots!!!! Leave sections of fences down where and when wildlife migrate (see Pitkin County) Require wildlife habitat and consideration.
- "Rural" roads are both slow traffic and pedestrian friendly due to low speeds and low traffic volume. For instance, Deer Creek Road is a popular year-round pedestrian and wildlife watching resource, attracting pedestrians and cars slowly sight-seeing. The ag/rural setting provides calming respite and a kernel of local life as it existed many decades past. This is an irreplaceable asset easily undone by a build-out of the adjacent Rec Dev District.
- Farmstands
- New power lines should be buried-this is critical.
- "Power lines and wooden power poles" is an oddly worded choice to include since they do not "make" a rural landscape, as the majority of these things do. Perhaps you intended to ask if "power lines WITH wooden poles" vs " high voltage transmission lines with metal poles" are in character with a rural setting.
- Public Access
- Any and all power lines should be buried.
- Commercial areas should be isolated to those zones already on the maps
- no power poles or telephone poles anywhere. Bury them!
- Eliminate power lines and underground them
- Trees
- Yes. Permits to actually build and develop
- Dark sky ordinances that are enforced. And why would you even think of putting commercial development in a "rural" area? That defeats the meaning of "rural."

## Q9: Other "rural" landscape features?

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- The power lines should be underground to maintain the rural feel .
- open spaces - wildlife - agricultural - no city lights -
- Protection of views
- no commercial developement at all
- Keeping things natural so we can all enjoy
- residential in rural areas must be utilized to solve housing problems - too much rural land is already constrained relative to responding to the community's needs
- Always protect our beautiful hills from developement!
- Green hillsides
- underground power lines
- Underground power and ohter utilities.
- no grazing please!!!!
- cluster the houses so that more of the land can remain open. Better that than 1 home every 20 acres
- Cows are soon to be history. What is a Chainsaw bear?
- This is a silly question. "Rural" is rural. Delete this from the survey.
- Minimal noise and light pollutions; low traffic.
- Access to rivers and forests without rich guys from Texas posting everything.
- No buildings!
- The Sawtooth Highway must be made even more scenic, through editing the eyesores. This will have an economic impact.if
- wild grasses, native plants and wild flowers, open spaces
- Continued open space super important in this crowded Country
- Access to trails and public lands.

## Q9: Other "rural" landscape features?

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- Ranges for deer, elk, moose, mountain lions, etc.
- Keep it rural
- Concentrate density in the existing towns
- How about a farm stand selling local produce in the mid valley? Back east farm stands are everywhere in rural communities and are very popular. Again, if a light goes in at Ohio Gulch allow a farm stand to go on the corner.
- Few or no signs on the roads. Our roads are over-signed now.
- No berms, solid fences, solid evergreens blocking the viewshed.
- Maybe there should be a quick mart at E.F or Ohio Gulch. Maybe another 501c-3 benefiting everyone.
- Big one is just not having people building on the hillsides - frustrating when people skirt this ordinance or block off what has historically been public access. Can think of many examples of both in the mid-valley area.

# Q10: Why do you prefer A or B?

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## I like "A"

- less apparent density
- Why make people live in clusters when there are other alternatives?
- Less impact of people and housing.
- Lack of concentration
- Fewer homes
- More privacy for owners but would not allow hillside development. A is less dense although B does allow for the amenities to be used by all. Both have merit depending on the underlying zoning of the property.
- More room. Not so dense in one area
- Not so congested. Blaine county doesn't have to be like other cities, housing Sprawl
- Large lots
- Spread out
- Looks more open
- It keeps what Idaho is about - with no planned communities which increase density/traffic/accidents/
- More wide open
- More in keeping with the rural character of the county
- Large lots afford more privacy.
- spread out...i support larger land zoning
- personal privacy
- Choice A provides a more rural environment — better privacy; less noise and light pollution.
- We love that we have room away from our neighbors, although we like our neighbors a great deal.

# Q10: Why do you prefer A or B?

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## I like "A" (continued)

- Why do we need to feel we need more housing? Twin and Carey and Shoshone are not far away.
- If we give away our open space to make money, we will never get it back. I can compromise, bested on the parcel, but high density is not what we are about.
- Rural areas should have more open space
- I would rather live in A, then B. But B makes more land use sense, and sense for wildlife and open spaces
- Again, more spread out. Room for more vegetation between homes and room for wildlife to roam.
- A- Separation of homes in rural areas is desirable. B-Compact density is desirable in urban areas.
- less crowded feel

# Q10: Why do you prefer A or B?

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## I like "B"

- It depends on the specific area. In general, protect wildlife areas - winter habitat and breeding grounds.
- visually attractive, less 'blocky', more neighborly
- Too much land is being divided to maximize single family building including hillsides and stream areas. They need to be protected and humans need some containment of themselves so all people enjoy open spaces and the access to it.
- Good for all.
- More of the natural landscape and access to it remains
- Development with houses should have minimum areas so open space can be maximized and habitat retained and restored. See city plans with growth boundary limits (e.g., Portland)
- More common open space with unhindered access.
- Because the lots on the rivers and woods the owners try to tell you that it is closed off. OR hide entrance with trees, or have no parking etc
- Nobody needs large parcels, especially if you can only irrigate 1/2 an acre. The rest is pointless unless you have horses.
- IF designed for conservation considerations, "B" has the potential to allow more room for natural creek and wetland movement, as well as lessening domestic impacts on wildlife migration.
- B for open space, preferably open to the public
- I only prefer B if the Open Space and Trails are available to the public and not restricted on private property.
- A provides more open space for plants and wildlife.
- B is appropriate for lands that are environmentally sensitive, A is also valuable for owners who want equestrian or farm opportunity.
- B allows greater access to the open spaces
- Much of our open land is public access. Plan B gives more recreational opportunities (trails) and unspoiled wildlife access too. There is less landscaped area and therefore less pollution, mowing, irrigation, run-off and private areas.
- More common access and trails

# Q10: Why do you prefer A or B?

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## I like "B" (continued)

- Leaves more area natural
- Less physical land is impacted. Remember that every new building creates drainage/flooding issues. Covering the entire land area with buildings broadens the impact.
- Well designed large and maintained open spaces are better than what individual property owners may design and maintain.
- Seems like a way to encourage a sense of community that is important.
- Everyone needs open space to share nature.
- You know the answer.
- I really don't like either option. Why would you allow any development near wetlands? Why does any land have to be developed? Encourage developers to buy areas that are already "residential" or commercial. There are plenty of areas that could use rebuilding. I'm sure some of those owners would be happy to sell at the right price, determined by a free market.
- Open space
- I would prefer that we do not encourage development or change zoning to allow the same. Your question above does not allow a no development / no re-zoning answer and is leading and deceptive.
- access to common open space and trails
- B, with just a half acre less per lot, but a more "planned development" area lends itself more easily to maintaining a sense of openness.
- This configuration provides a "sense of community" within a rural environment. Also, hopefully smaller lots will mean less noxious weeds and less water consumption. I currently live on 2 acres and I would be just as happy with an acre and a half. Due to the avalanche chutes in our neighborhood (Meadowbrook Road in Thunder Meadows) we have acres of open space and that's what makes our subdivision so special. We also have acres of wetlands between Thunder Meadows and Hyndman Subdivision, which attracts wildlife and again, makes living in East Fork so wonderful.
- Assumedly the "B" plan contemplates lower cost housing and affords community accessible open space.
- builds a better sense of community

# Q10: Why do you prefer A or B?

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## I like "B" (continued)

- Preservation of open space
- Creates open space and keeps lot costs down because the lots are smaller, but still large enough for privacy.
- Love the trails, and access to streams
- more open space for all to use
- There are many people who can't afford big lots. B gives them access to natural recreational areas
- Preserves wetlands more effectively and concentrates housing, utilities and traffic away from the recreational and natural areas. B is a leading practice and A is not.
- Open space. Efficient use of land. Access to trails.
- we need more housing and it can be attractive to have higher density
- Why would you force people to be close to their neighbors? Why should people who chose to live in rural areas be forced to hear their neighbor's music, or domestic disagreements, or parties? Forcing people to have other people driving by their homes on the way to another home. These two drawings show one with trails, which is not a fair comparison. It gets people voting for trails, as opposed to no trails. Which is not your question. It doesn't get you true answers. It is purposely skewed, which gets you the answer you want, I suppose, but not a true representation of those filling this out. Again, who wrote this?
- Preserves open space
- I prefer B because it leaves more space open for recreation, views, animals. It doesn't chop up the open space.
- Duh
- It optimizes the wildness that is allowed to remain.
- It maximizes the benefits of open space
- Common open space is often (not always) better maintained and creates a nice sense of community - meeting neighbors, etc.
- More overall open space

# Q10: Why do you prefer A or B?

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## I like "B" (continued)

- common areas have better quality of life
- Better use of the land
- Access to open land
- I don't want either one but drawing 'A' looks like Golden Eagle. I hate that place! French chateaus on fake ponds...gross.
- Open access to natural areas
- Retain natural open area's, wet lands, forests & open spaces
- Large chunks of land are made available for common use. More people can enjoy the natural beauty of Idaho. I would say this should be "proportional" to the overall density. In the Little Big Wood watershed north of Carey, a "small" parcel might be 10 acres. In East Fork, a "small" parcel is probably 3 acres.
- Preservation of public spaces is preservation of a community.
- B leaves space for nature and for all residents to experience it.
- best use of land
- B is the future of development. Creates a stronger community and leaves more useful open space. This concept has been proven in many communities throughout the US.
- It preserves more open space and viewsheds.
- If we are to try and maintain any semblance of rural character, development should include access to open space. I would prefer a third alternative with more density and slightly smaller lots and common area. 1.25 ac lots and 5 ac of common area and 10 lots. That's 2 lots of affordable housing.
- Prefer number B, less floodplain encroachment.
- 1.5 acres are plenty large for privacy and this layout allows all owners access to the "good stuff" on the property.

## Q10: Why do you prefer A or B?

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### I have no preference

- They both are good and should be used. B dictates more community both with house interaction and shared hiking trails and might be a better option for land that has unique natural features which would make building in some parts of the topography more difficult. A would be good in areas that have a consistent topography for many acres.
- Both methods are required to address individual housing preferences (ex. multi generational family compound or agricultural operation on larger lots versus smaller, possibly lower price point, homes for individual families on smaller lots) - either approach should be allowed and subject to the landowner's preference. Do we have enough developable land (with 80% of Blaine County already in public control) to allocate 30% of it (6 acres / 20 acres) to open space in perpetuity, or should density be more flexible (i.e. rather than 8 homes allow 13 homes (20 acres / 1.5 acres per home) in more areas in the County, depending on existing public access to vast areas as sufficient open space?
- either may be better. depends on location, neighborhood and previous land plans and development
- Both have their own merits but I like the ability to share all of the resources in plan "B," while I like the space each lot has in "A"
- This is kind of an idealized, perfect-world example. In reality, these kinds of lot lines are already set for most of the valley, so it's a moot point. But in an ideal world, it looks like B preferences open space, public access, and trails, which is generally preferable to the actual citizens of the valley - although, however, perhaps not preferable to wealthy second home owners that would prefer to control the natural environment and access to outdoor amenities. This isn't really a critique of wealthy second home owners, but just a statement that that kind of thing may be what they're looking for and forcing people onto smaller, denser lots may make the valley less attractive as a second home location.

## **Q12: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?**

- don't really understand what it's about
- I would add to that definition to include, while maintaining wildlife populations and the health of the public lands by limiting access from residents.
- To me that means that the current property should be sustained as it is. Over development ruins, for future generations, whatever is existing.
- Smart development
- I have a post graduate degree and I do not understand this hogwash. If you mean leave enough room for future generations so they can mess it up like the present government has, I guess that would make sense.
- that's a good enough simple definition
- We are too far gone to use terms like Sustainable - we have to use RESTORATION for our goal and enlist government, businesses and citizens to restore this planet and correct all the damage we have done
- Sustainable land use to me, means finding ways to live "with" nature and not completely transforming the landscape to look like somewhere else (ex: watering massive green lawns all year round while taking out natural sagebrush areas). Our pollinators, birds, and grazers need more natural landscaping as we continue to develop natural areas for residential and commercial areas. Designating strips of land between homes or developments to be left "natural" creates pockets of safe, natural places that provide essential resources to the wildlife in our valley. We need to find ways to add this into development codes so resources for nature are not taken away by green lawns and non-native trees.
- The above definition plus continued access to all valley recreation sites and preservation of open space.
- Efficient use of the land that benefits the greater community.
- Rotating crops, not using chemicals, having trout friendly lots, solar or wind power for houses
- "Sustainable land use" in a rural setting considers both long-term natural resource and economic impacts. Water use matches carrying capacity, wildlife corridors are kept intact, wetland and riparian areas are allowed to continue healing. Disturbance via trails/roads does not expand noxious weeds. Development does not prompt a higher burden to County taxpayers vs. in-town development. No development where flooding, avalanche, debris flows, or wildfire threats force expensive public protection action on behalf of inherently high-risk locations.

## **Q12: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?**

- Do not leave footprints. Walk softly and let the earth rotate and rest. Just like cricos
- Very slow development and very careful use of what water we have.....they are not making any more!
- Exactly as stated above. Sustainable land use maintains the integrity of the landscape culturally, economically, and ecologically for the future. It does not prioritize one feasibility over the others while denying any reversion to prior interests in the future. If we develop agricultural land and deny the ability to revert to farming on that parcel in the future, then it has not been sustainably developed.
- Keep the land as natural as possible, no use of pesticides.
- Being open to creative development suggestions, considering being more flexible in zoning adjacent to higher density areas.
- Precisely the definition above.
- Having as little impact on land/nature/animals as possible.
- To me, sustainable means invest in the future and do no harm, such as solving one problem but not creating another and thinking about the externalities of an action. The proposed transmission line introduces a plan that creates a very expensive secondary problem to fix (harm to our view corridor). There are more sustainable ways to address energy resiliency that do not mean throwing good money (burial) after bad (the second line).
- healthy environment, native bio-diversity
- Not damaging or harming it for future generations
- Nature rules
- Sustainable is just a politically correct buzz-word. None of these places will be here a hundred years from now. We should not harm nature to expand cities now or ever.
- Optimizes the use/allocation of resources in such a way that satisfies existing and future populations while preserving natural resources, natural beauty, wildlife
- Being able to adapt when someone has a better idea.

## **Q12: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?**

- Never mind the future. What have they ever done for us?
- Being good stewards of the land for the next generation
- Preservation of resources while providing for development up to the constraints and limitations of a geographical area. There is a limit on the number of dwellings you can build in an area. The wood river valley is constrained and has limitations unlike perhaps other areas of Blaine County.
- Honoring the long-term needs of the land first and foremost, while addressing the needs of people now and in the future.
- Keeping the land as undisturbed as possible. Being a good Stewart of Mother Earth. Also recycling, reusing and reducing waste.
- Protecting the land.
- Wise use, correct city planning
- Minimizing negative long term impacts
- That phrase "without compromising the ability of future generations to meet their own needs" should never be thought of a planning goal. It's meaningless. Future generations may define their "needs" to include every drop of water, every bit of timber, and every acre of undeveloped, rural land. Imagine 100,000 people around the valley; are you going to let them "meet their own needs" as they define it? No! Preserve the valley or be honest with the public that there are no limits on what can happen in the future.
- Same
- It fits the definition above
- Open space. Hiking trails. Limited development
- You are guessing what future generations needs might be in order to justify zoning and development. Again, your questions are designed to make it seem like development is inevitable without the option to use our existing zoning and limiting growth. The greed that drives this kind of growth and your leading questionnaire to try to make it seem as if it is supported by the citizens of the county is an embarrassment.
- I think sustainable land development should also try to mitigate the impact of climate change, protect wildlife and maintain the rural feel of the area.
- Not much

## **Q12: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?**

- Thinking about long term impact versus expediency. Will my children and grand-children be able to enjoy the same access to amenities and nature that I have? Will transmission lines be cutting across their view? Will increased highway noise due to cars stopping and starting at traffic lights decrease our property values?
- Similar
- solar, thermal, prefab materials, smaller housing, no sprinkler systems, use a drip if needed, plant native plants and I can go on and on
- Preservation, respect of open land, native plants and wildlife commingling with people
- Land that can continue to produce based upon effective usage.
- Sounds good. Also, not mucking up the feel or look of the area.
- development without comprising needs of current homeowners who have spent time/energy to maintain current landscape
- development that does not overtax available resources; i.e. water, sewage, vistas, road use, night sky, etc
- Jibberish
- using the least amount of natural resources as possible
- To me it means a plan that has some legs to it as opposed to a plan that in five years is recognized as insufficient and irrelevant in light of growth and changing environmental conditions.
- We CAN NOT sell off our public lands. One of the things that makes the Sun Valley area so wonderful is that we are surrounded by nature - i.e. public lands. I was against the Camp Rainbow Gold proposal not only because I live in East Fork, but because that area is the gateway to the Pioneer Mountains. If we turn our rural areas into urban areas, we will no longer be living in such a special place. I favor the density in the towns on Ketchum, Hailey, Bellevue, Sun Valley and Carey. The “canyons” are special places for people to live and to recreate. My husband had foot surgery in Park City and we had to spend a lot of time in Park City, which I came to dislike very much due to the sprawl. Sun Valley is special due in large part to our open space and zoning laws. Can you imagine the entrance of Ketchum without Rheinheimer Ranch?

## **Q12: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?**

- Not sure the above definition is doable without the mythical crystal ball. To me, sustainability has mostly to do with land use (in totality) that establishes a sustainable community rather than the current problem of communities needing services rendered by those who have to spend an hour+ commute each way.
- carbon neutral with improvements built with a sensitive to CO2 foot print and water consumption
- Responsible development with much thought given to long term consequences. Preserving beauty by burying power lines
- A design that has an operating budget that is affordable year after year.
- It means wasted use of the resource. Also means one person's desire to control someone else's property. Have reasonable zoning regulations to protect the public but don't burden land with additional "virtue signalling" rules which increases the cost of development and cost of housing.
- How can we know the needs of future generations now? Sustainable means utilizing land in response to society's demands in ways that do not make it unusable in the future. An extreme example is to not allow uses that pollute. However allowing higher density housing does not change the ability by later generations to change that use to something else (say, local agriculture production, or development of healthcare facilities, etc.) if the new use is in greater demand/need than the existing use.
- Maintaining the land with as little manicured development as possible.
- Sounds right
- You use it now, but keep it useful for generations
- good definition
- In our future growth will require more type B growth.
- Low impact on existing natural rural character
- I agree with the above
- i support
- A plan that minimizes obsolescence over time and considers environmental impacts. ie. water

## **Q12: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?**

- Energy efficient, low water use landscaping, concentrating traffic and housing adjacent to but to within protected or natural areas. Easy access to public transit. Provision for walking and bike based commuting.
- Development that's not self-destructive
- View to the long term. Not wasting resources.
- its really a compromise of what we want now and what we want for the future.
- Sustainable land use would NOT be subdividing and subdividing and subdividing over and over and over again for decades on end with no regard to the availability of water. Perhaps building with long term fire safe materials would be applicable.
- Utilizing the land without compromising it or polluting it.
- Development that weighs the need for open space, wildlife habitat, low carbon output, along with the needs of the present. We need to value the non-monetary aspects of our valley as much as the monetary
- I like to quoted definition.
- Development that follows the zoning laws
- Sustainable Land Use promotes great, walkable neighborhoods which group new homes, jobs, and shops near transit stations and corridors. New development should reduce greenhouse gas emissions, protect the natural environment, increase transit use, balance the job/housing ratio, move the preponderance of new development away from existing single-family neighborhoods, support cleaner mobility choices for local residents and businesses, and expand the range of choices and the variety of services available for all. - Sierra Club - Loma Prieta Chapter.
- A limited human population for the acreage available. I think we're about at it right now. Ever been to the “new” Steamboat Springs? Unthinkable for the Wood River Valley.
- It means you don't treat land like sh\*t, like my daughter just said. That is, there needs to be minimal impact upon the natural environment.
- That everyone doesn't scape the entire parcel and re-landscape with the need for lots of water. People leave as much native as possible.
- The above is a good definition

## **Q12: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?**

- Sustainable land use means that we think about all resources and how they are being used today so that we do not compromise the future.
- See above
- Manage real estate expansion within Wood River Valley appropriate to its limited resources. Adopt policies that promote resiliency to short-term economic cycles.
- The above is correct. looking at the present and future.
- Avoiding sprawl and allowing prohibitive laws that allow the rich few to control access to public land.
- Honoring current zoning laws to protect our rights and houses. Development should be small scale.
- Having it available for future generations. Smart and well thought our uses of our land
- Nice home lots with little government regulation or interference with lifestyle or extensive planning.
- Keep it wild and natural
- Feel we don't need to focus on affordable housing. If someone wants to work here, they can drive. Let us try to make our valley not so like every other one
- No development!
- It is a BS cliché and not a strategy. It attempts to justify over-development any higher taxes. It is a “Vaseline word,” and it totally turns me off.
- In this county the word affordable needs to be included!
- The population does not deplete the local resources over time. If it takes 30 years to grow a mature tree, we might log 1/30th of the trees each year. We would not take so much water out of the aquifer that wells need to be dug deeper each year. Fish populations, elk and deer populations would remain fairly constant over time, with "normal" variations depending on weather.
- Don't know
- That we are not degrading any natural elements like water, wildlife, and native plants.

## **Q12: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?**

- Sustainable....to me means the land remains mostly natural with open space for our mental well being and future generations to enjoy.
- Allowing for development patterns that are sensitive to the land, and beneficial (or neutral) instead of harmful. Supporting off-grid homes, energy efficient technology, and innovative housing concepts--like modular.
- Development which allows natural vegetation to envelop and hide residences, allowing "Mother Nature" to have an impact.
- Environmentally freindly
- No overuse and overbuilding in rural areas, keep growth in the cities
- positive land qualities not degenerated
- preservation of the existing land use
- I think that is it.
- Conserving and not over-developing land, but without taking away private property rights.
- Instead of "without compromising" I would say, "plans for the ability of future generations..." "Often, long-range planning is too short-term. Sustainable development must sustain the quality of life or it fails the primary requirement.
- there is adequate water and infrastructure to support development
- What suits the needs of the most people
- No further maintenance, interference or thought needed. Maybe self-sufficient perpetual motion land.
- I think the example is valid
- Seems like a reasonable definition.