

GUYER HOT SPRINGS
PRESENTATION PACKET
4/16/2026

HISTORY + CONTEXT

BEGINNINGS:

The area was originally a mining claim owned by Henry Guyire and Issac Lewis in 1880. Guyire and Issac developed the land and opened the Guyer Hot Springs Resort in 1882.

THE PEAK:

The resort flourished during the 1880s and 1890s, when the Wood River Valley was in the middle of a silver and lead mining boom. The resort went through several renovations with notable improvements taking place in 1914 to much acclaim. Considered a premier resort in Idaho by clientele and reviewers alike heavily the resort was advertised by the Oregon Short Line Railroad and the Union Pacific Railroad tourism booklets.

A DECLINE:

During the 1910s the mining boom had moved on causing the Wood River Valley area to struggle financially, including the resort despite the extensive remodel and updates. Eventually the resorts operations moved to downtown Ketchum, with the construction of the Bald Mountain Hot Springs Resort in 1929. Hot water from the Guyer site was then pumped to heat the new lodge and its pool. The original hotel was eventually torn down in 1937 and the wood was used to construct a new hotel in Ketchum, which later burned down.

PRESENT DAY

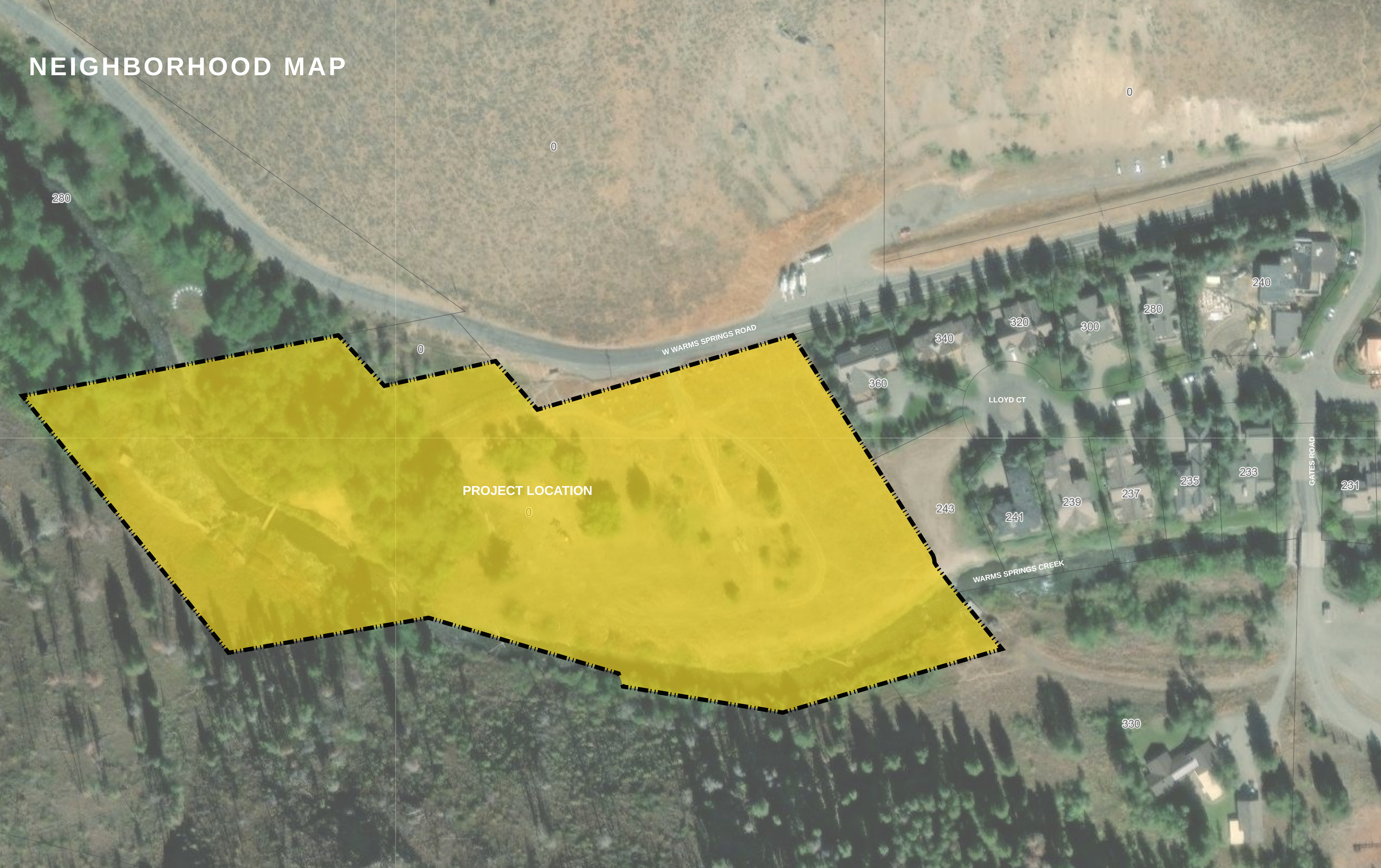
Current improvements include revitalization of the main geothermal vault; repair of geothermal distribution lines damaged by the 2022 avalanche; repurposing of the historic Challenger lift towers to create a robust, historically meaningful support structure for the geothermal distribution system; and repairs to the underground geothermal water system that supplies multiple homes in Warm Springs Canyon.



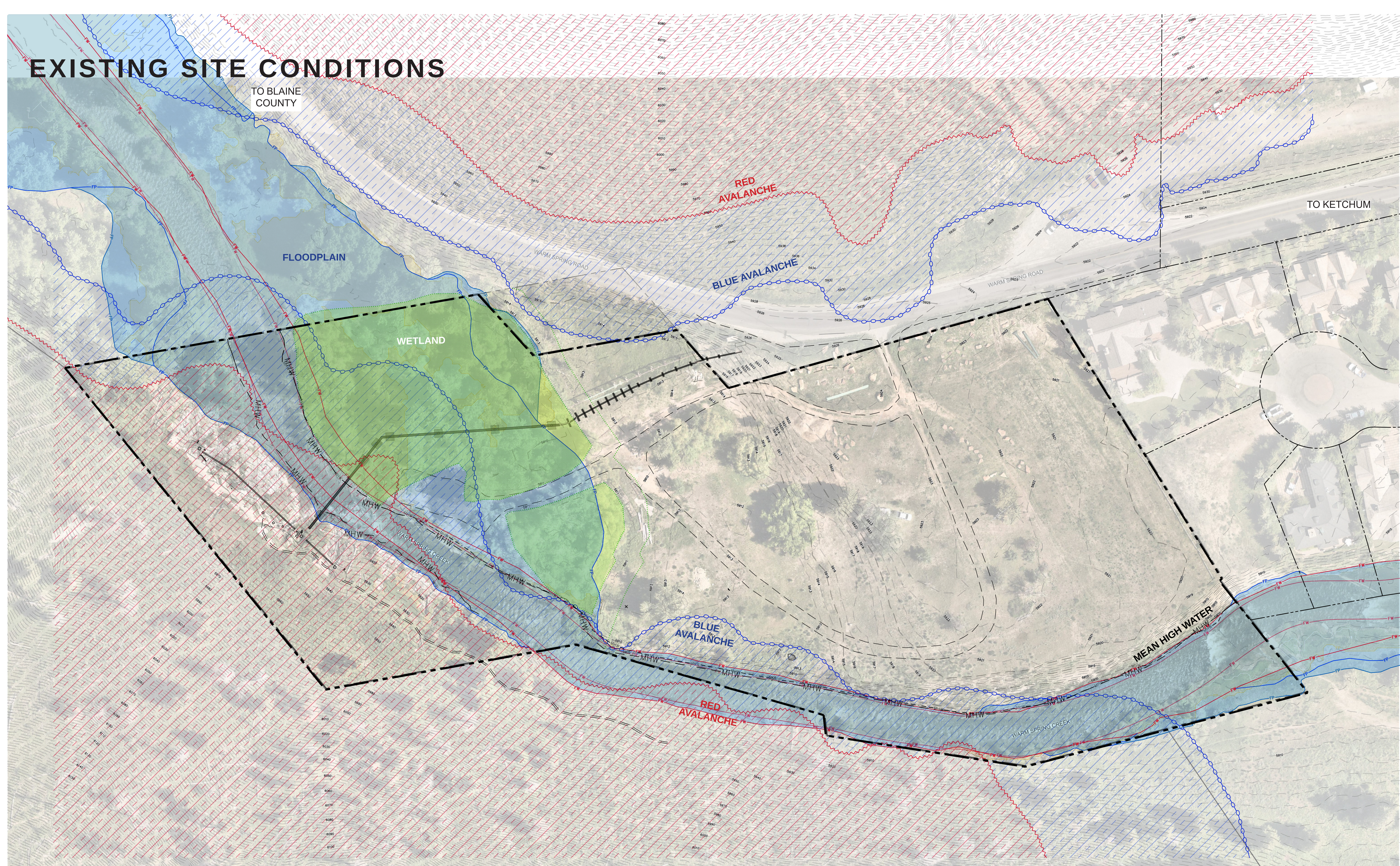
LOCATION MAP



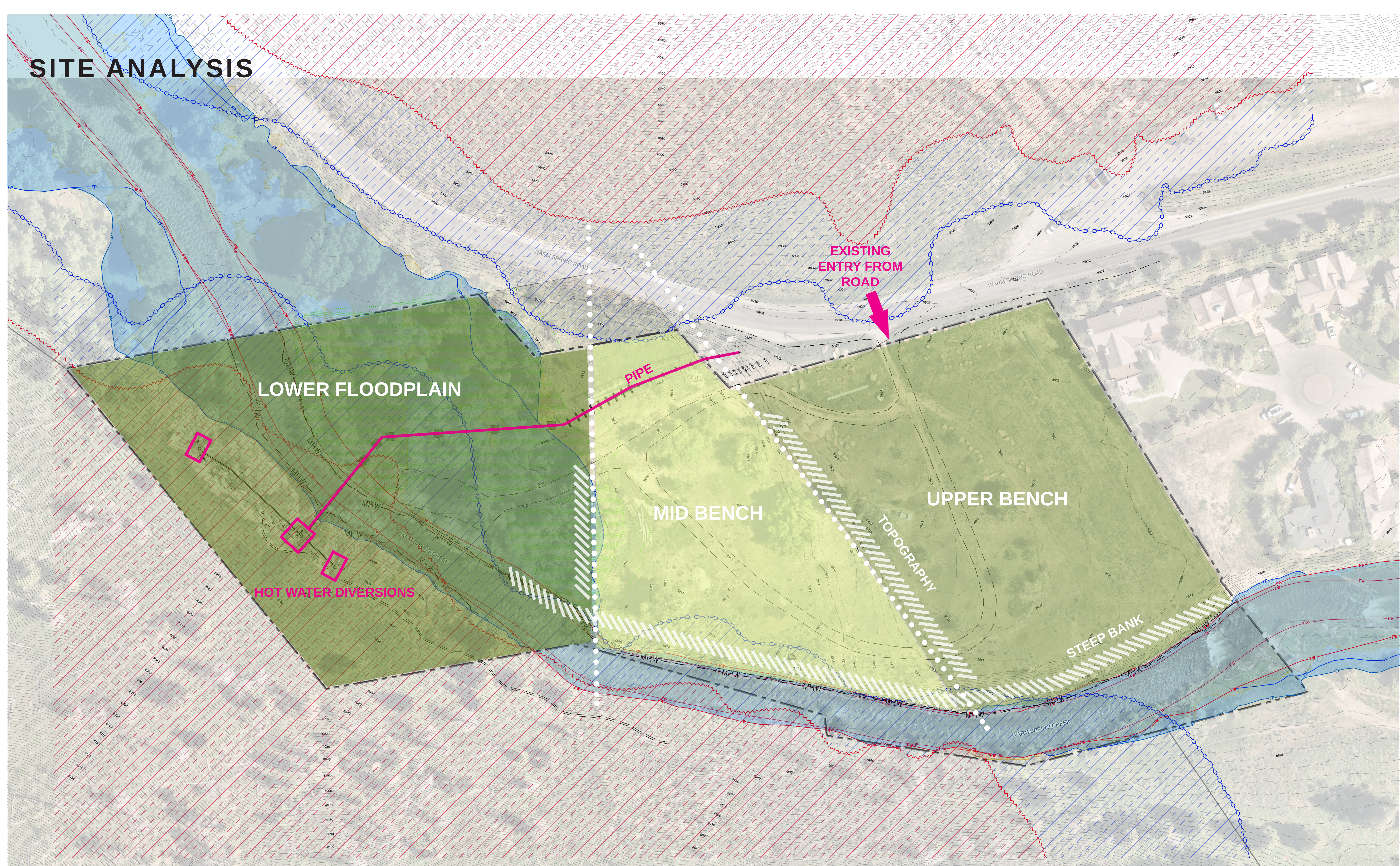
NEIGHBORHOOD MAP



EXISTING SITE CONDITIONS



SITE ANALYSIS



PROJECT PHASING

III NATIVE PRESERVATION

- + Maintain Wetland Areas
- + Minimize development
- + Prevent people conflicts w/ hot water

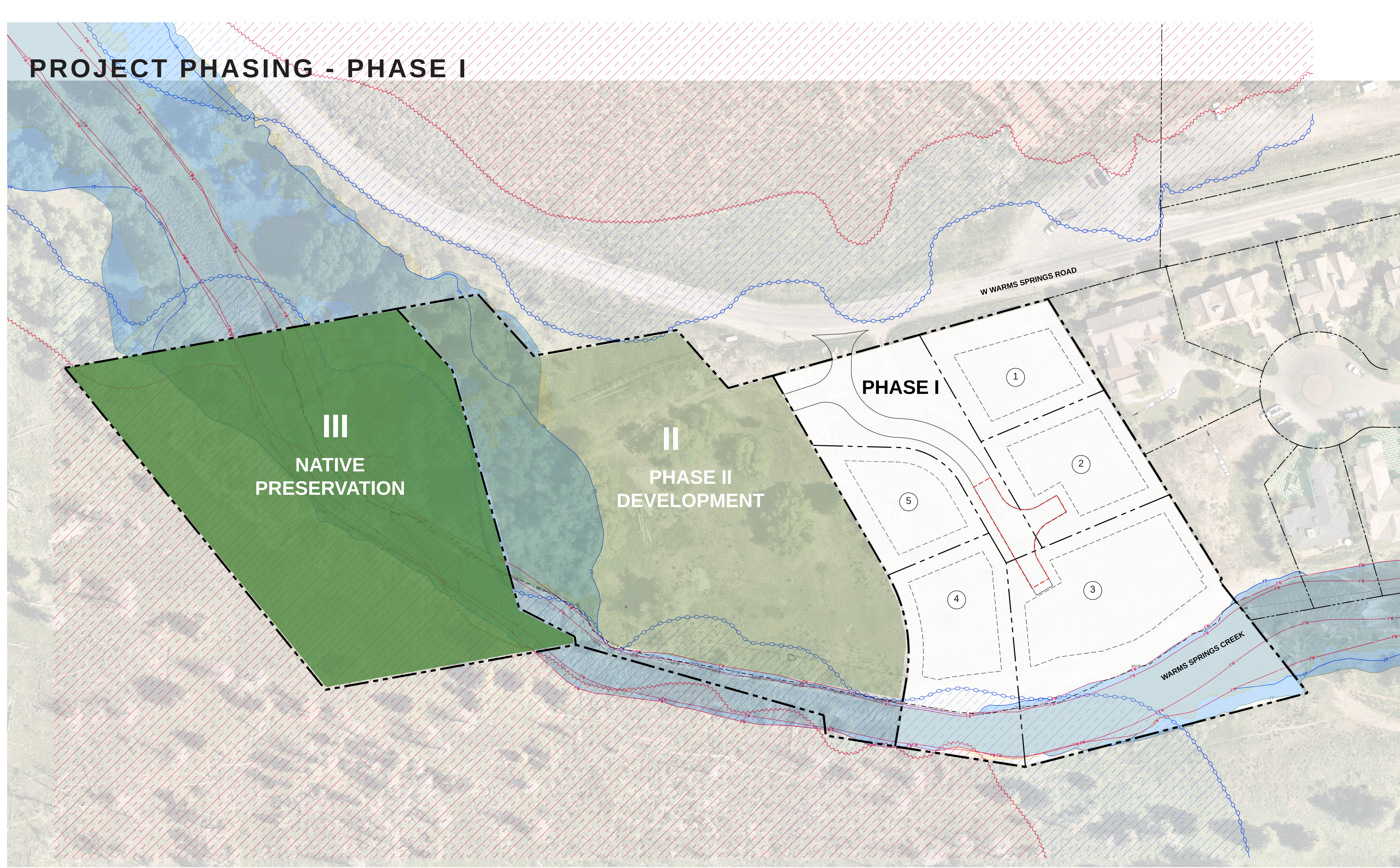
II PHASE II DEVELOPMENT

- + Community Housing
- + Smaller Units
- + More density

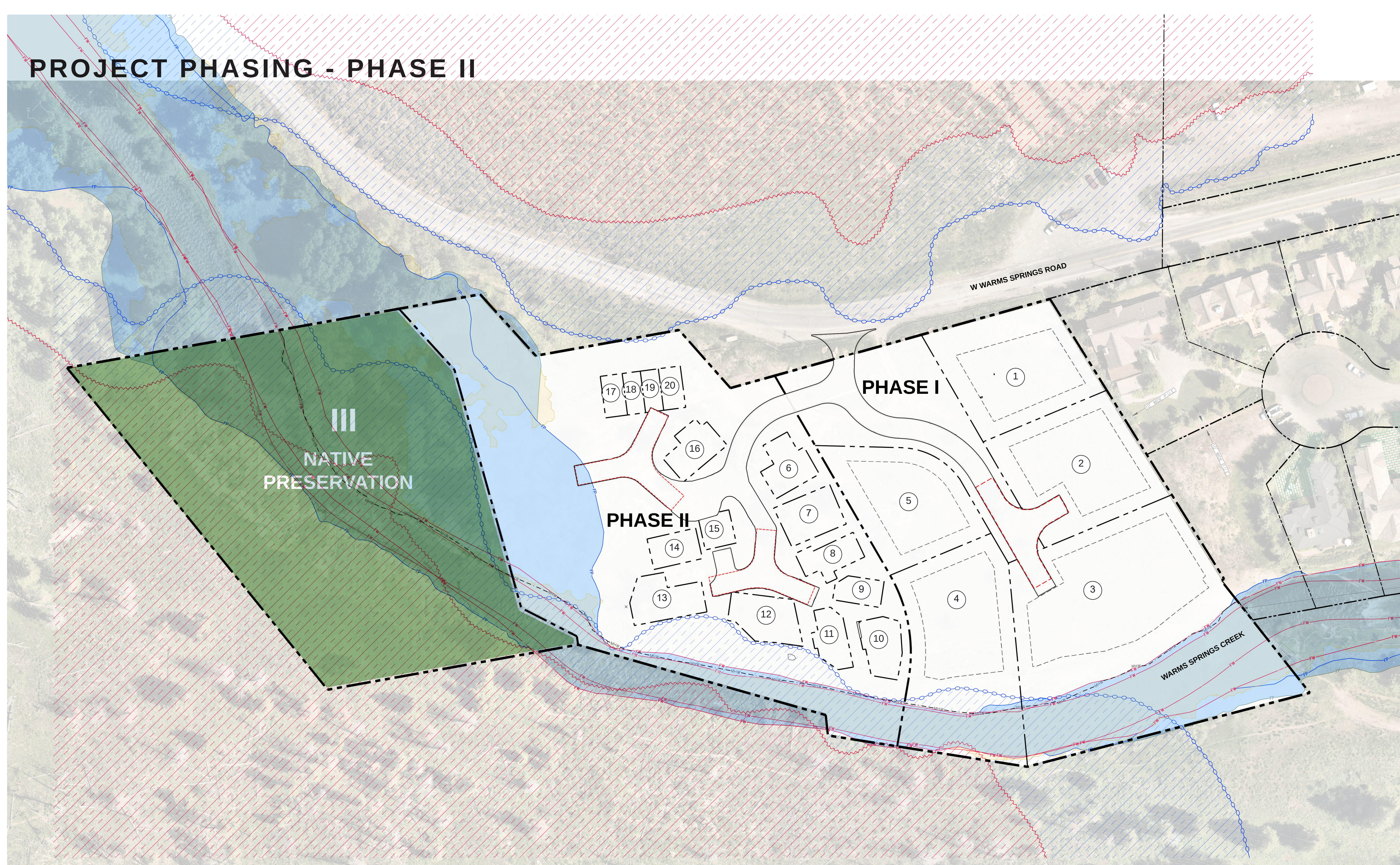
I TRADITIONAL DEVELOPMENT

- + Flat Site Suitability for typical lots
- + Compliment adjacent neighborhood

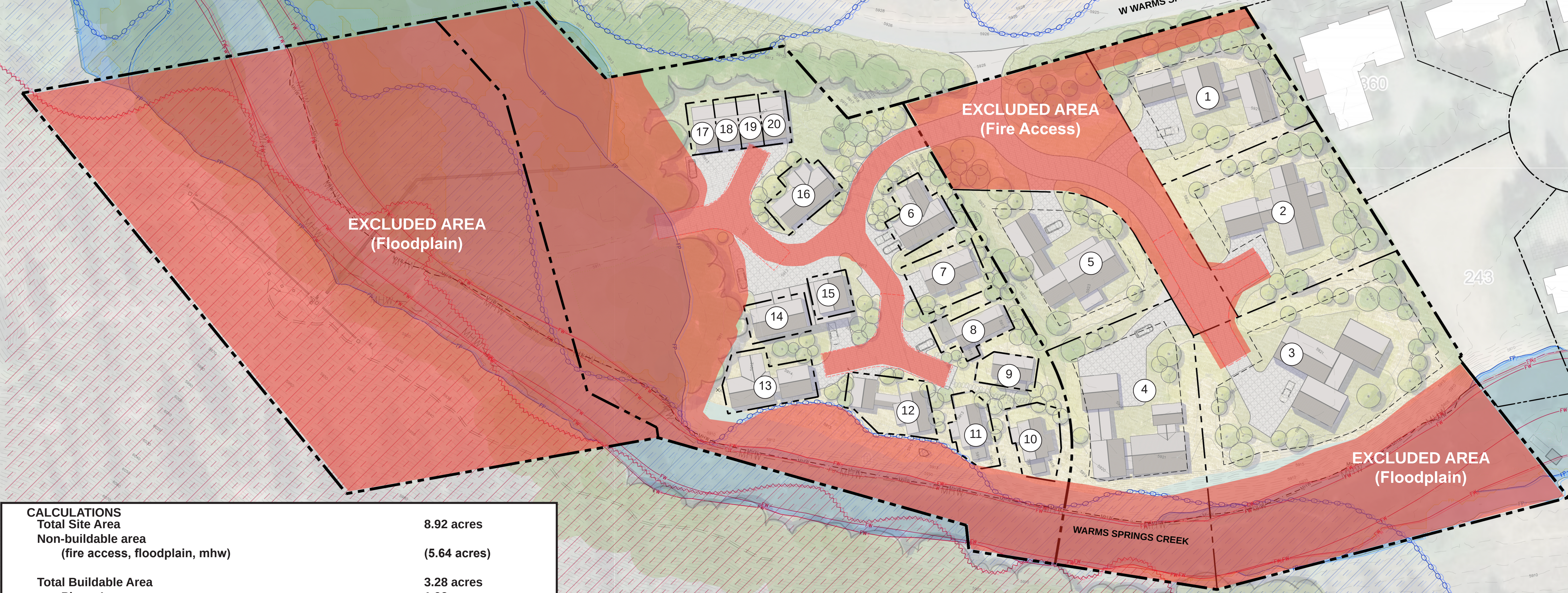
PROJECT PHASING - PHASE I



PROJECT PHASING - PHASE II



PROPOSED OVERALL DENSITY



CALCULATIONS	
Total Site Area	8.92 acres
Non-buildable area (fire access, floodplain, mhw)	(5.64 acres)
Total Buildable Area	3.28 acres
Phase I	1.93 acres
Phase II	1.35 acres
Code Desired Units	
5 units / acre & 4.01 acres	20 units
Community housing units (17-20)	
Units Proposed	
Phase I	5 units
Phase II	Up to 15 units

WORKFORCE HOUSING

WORKFORCE HOUSING UNITS

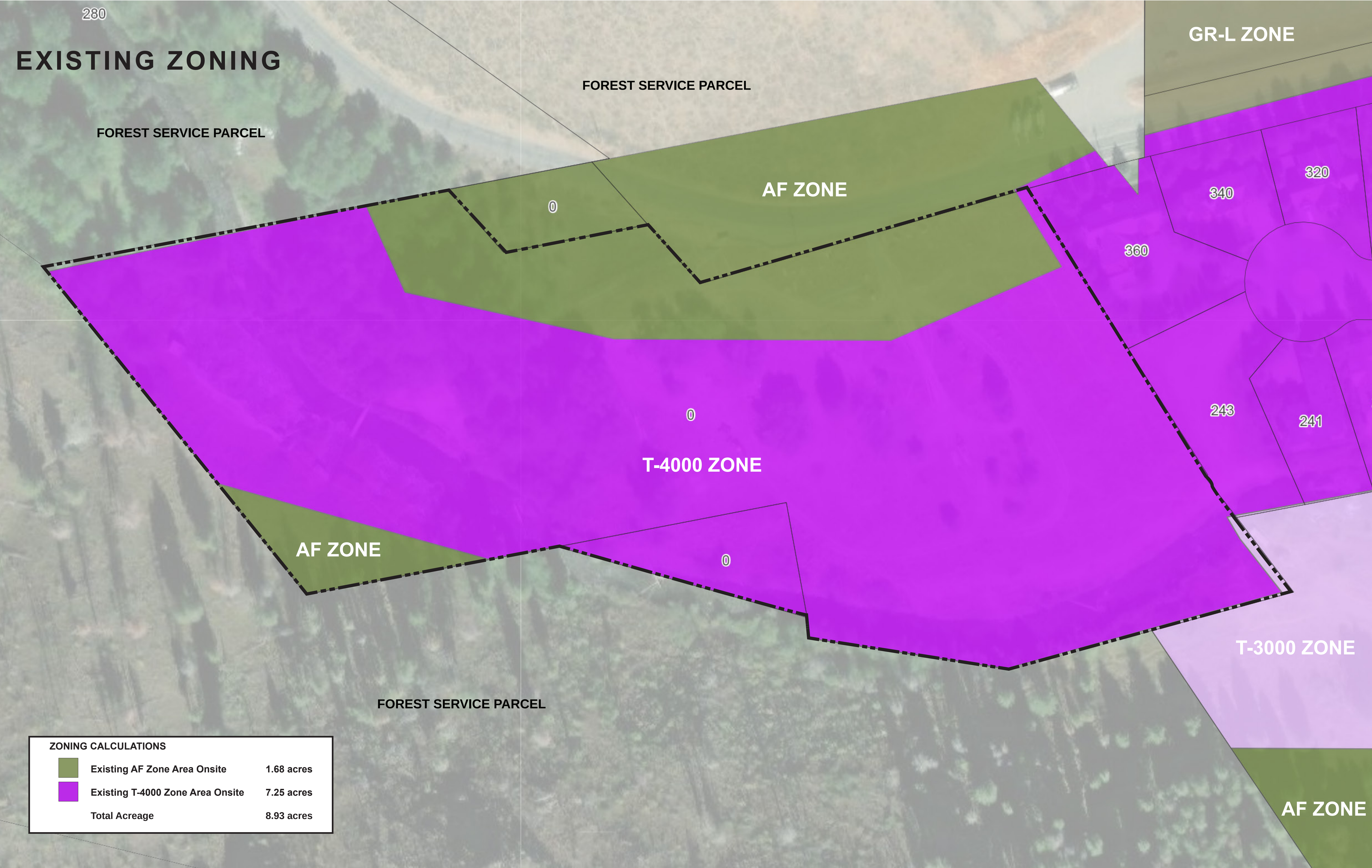
Units Proposed

4 units

CONCEPT VIEW



NOTE:
Artistic concept rendering showing Phase II as
viewed from Warm Springs Road. Indicates intent
of the design character of this phase.



PROPOSED ZONING

GR-L ZONE

AF ZONE

AF ZONE

T-3000 ZONE

T-4000

ZONING CALCULATIONS

	Existing AF Zone Area Onsite	1.68 acres
	Existing T-4000 Zone Area Onsite	7.25 acres
	Total Acreage	8.92 acres
	Proposed AF Zone Total Area	2.58 acres
	Proposed T-3000 Zone Total Area	6.35 acres
	Total Acreage	8.92 acres

PROPOSED PLAN DESIGNATES MORE AF ZONE