

Dawn Hofheimer

From: pmorris50 <pmorris50@cox.net>
Sent: Wednesday, July 15, 2026 5:04 PM
To: Participate
Subject: Guyer Hot Springs Subdivision Comment

Dear Members of the Ketchum Planning and Zoning Commission,

I am writing to call your attention to a potential public safety hazard at the proposed access to the new Guyer Hot Springs Subdivision on W Warm Springs Road.

Discussion of the proposed access by the engineer for the project concluded that Phase I of the subdivision can be adequately served by the existing roadway network. I found no mention of the adequacy for Phase II, which has a larger number of units.

The engineer states that "the access location has historically served the Property," so I understand it will be located in the same place the property is accessed today.

I found no analysis of what looks like a short distance between the subdivision access and the end of a curve on Warm Springs Road. I found no discussion of stopping distances necessary to avoid collisions at posted speeds, or speeds in excess of the posted speeds, which are more common. I found no conclusion on whether the access location will be dangerous as traffic grows or whether locating on the other side of the property would make it safer.

In the interest of public safety, I believe the P&Z should require that such an analysis be conducted before approving this subdivision, given the increasing traffic on W Warm Springs Road.

The Planning and Zoning Commission is considering not only this subdivision, but a second subdivision on the other side of Warm Springs Road that includes 3 duplex units. In addition, in 2025, a development group announced plans to build public hot springs pools on property adjoining the Guyer Hot Springs subdivision.

Warm Springs Road also serves the Lower Board Ranch Subdivision, which contains more than 80 lots. It also serves a significant amount of summer recreation traffic, including trucks, RVs, and trailers, headed to Frenchman's Bend Hot Springs and the fishing, hiking, and camping areas in the Smoky Mountains.

I have lived in the Lower Board Ranch Subdivision since the late 1970s. I am especially concerned about winter driving hazards in this part of the road. I drive Warm Springs Road to and from Ketchum nearly every day in good weather and bad. I have seen serious accidents in both winter and summer and have regularly been forced to come to a sudden stop by vehicles traveling in the wrong lane on the narrow road, which has mostly potholes for shoulders and is often obstructed by parked service vehicles or overflow from events on Baldy.

I urge the P&Z to protect public safety on a road whose use continues to grow every year.

Sincerely,

Pam Morris
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