



CITY OF KETCHUM

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PLANNING PERMIT REVIEW COMMENTS

[City Department Comments]

PROJECT NAME: [Guyer Hot Springs Subdivision]

PERMIT #P25-065 (Preliminary Plat & Zoning Development Amendment); P25-066

(Development Agreement); P25-067 (Floodplain Permit)

PROJECT ADDRESS: Tax Lots 3500, 3502, & 6048; West Warm Springs Road-No address

REVIEWER: Allison Kennedy, Senior Planner; akennedy@ketchumidaho.org; (208)723-3563

REVIEW DATE: February 10, 2026

APPROVAL STATUS: resubmittal required

Note: These plans have only been reviewed for compliance with applicable adopted codes by this jurisdiction. There may be other regulations applicable under state and federal statutes which this department has no authority to enforce and are not part of this plan review.

COMMENTS ON ZONING DEVELOPMENT AGREEMENT

1.	Comment: For the rezone, the application must include the future zone district designation the applicant is requesting. The application materials request “Medium Density Residential” for the residential development area. Although this designation is listed conceptually in the 2025 Comprehensive Plan, it is not an existing zoning district. Required Action: Please amend the rezone application to request an appropriate existing district for the proposed development. The T-3,000 district is suggested as it has a closer minimum density or the T-4000 zone.
	Applicant Response: <i>The Subdivision Preliminary Plat Application has been updated to show the Proposed Zoning Districts as General Tourist District 3000 (T-3000) and Agricultural Forestry District (AF).</i>
2.	Comment: The application narrative includes the phasing diagrams for the project, however, the proposed phasing schedule is not included. As noted in KMC 16.07.020.9.c. <i>Application Requirement 7. Phasing Plan and proposed phasing schedule.</i> Both are required. Required Action: Please provide a proposed phasing schedule for the development, including an anticipated start date for Phase II of the development. This is important to understand when the proposed community housing units will be constructed.
	Applicant Response: <i>Please refer to the “Phasing Plan and Schedule” section added to Section 3 of the Development Agreement Zoning Application Narrative.</i>

3.	Comment: As discussed in our preliminary meetings, the city will prepare the first draft of the Development Agreement. City staff are currently drafting Terms of Agreement for the Subdivision Development and Rezone Agreement. Items to be included are: • Relevant Approvals • Utilities and Infrastructure: Outline of on-site and off-site improvements with associated responsible party for cost of construction and timing of construction. ○ Water and Sewer Main extension and connection fees for all individual units are at the expense of the developer for Phase I & Phase II. ○ Roads, power, fire hydrant(s), and other utilities will need to be constructed prior to final plat for each phase. • Process: Timing and procedures for Phase I & II Preliminary and Final Plats. • Entitlement Vesting and Timelines: Outline of key project milestones to ensure that all obligations are met including timing of filing of final plats and construction milestones, financial security in case development of Phase I or II are not realized in regard to community housing, and sunset clauses of final plats tied to timelines. • Community Housing: Provisions for management of the units, target income categories, deed covenant requirements, and requirements for community housing in the event Phase II does not move forward • Amendment Process • Miscellaneous Provisions Required Action: None at this time; City staff will draft for applicants' response prior to public hearing.
	Applicant Response: NA

COMMENTS ON PRELIMINARY PLAT APPLICATION

1.	Comment: More detail is needed to clarify this statement within the draft CCR's of Phase 1: "Lots owned by Declarant or its nominee may be used as construction offices or model homes or for the purpose of selling the Lots." Staff has concerns about allowing this on all lots within the subdivision and would like to understand the intent better. Required Action: Please provide more detail in regard to construction offices or model homes. Please describe what you anticipate being built and how many and the anticipated duration if a structure is temporary.
	Applicant Response: <i>The model home statement in the subdivision CC&Rs is a provision that allows a developer or builder to use one or more homes within the subdivision as temporary sales and marketing tools while the project is being built out. If any there will potentially be (1) model home structure that would be utilized for this purpose.</i>

2.	Comment: The Street Department has requested the following additions to the plan set: 1) Protect and retain (repair or replace if damaged) signage along warm springs road during water and sewer line installation. 2) Warm Springs Road water line sawcut and asphalt replacement should be extended a full lane width to the double yellow center line of the roadway to prevent asphalt cut/joint from being placed in travel lane/wheel path. Required Action: Please add these two directives to Sheet C.4 General Notes.
	Applicant Response: <i>Notes have been added to Sheet C4.00, General Construction Note 21 and Water Main Construction Note 17, that state all signage shall be protected or replaced along W. Warm Springs Rd.</i> <i>The proposed waterline saw cut and asphalt repair has been revised to show the cut joint at existing roadway centerline. This change is visually shown on all relevant sheets.</i>
3.	Comment: The City Engineer requests that the grading and drainage plan shows berms on Lot 1 and Lot 6 where drainage will flow offsite. Per KMC, drainage must remain onsite. Required Action: Please edit Sheet C3. Drainage and Grading Sheet so drainage is stored onsite.
	Applicant Response: <i>A stormwater retention berm was added to Lots 3 & 4. This is shown on Sheet C3.00. A note stating that all stormwater is to remain on-site was also added.</i>
4.	Comment: The City Engineer states the Grading and Drainage plan also shows a swale at the back of Lots 1,2 and 3. Is this an existing swale that is being maintained for a purpose? If so, swale should be relocated outside of the BE and an easement in place. If the swales are for lot drainage, per KMC, drainage must remain onsite. Required Action: Please edit Sheet C.3 Grading and Drainage Plan in response to the city engineer comment above.
	Applicant Response: <i>A stormwater drainage swale was added to Lots 1 & 6 within the landscape berm easement and adjacent to the ROW. This is shown on Sheet C3.00. A note stating that all stormwater is to remain on-site was also added.</i> <i>The stormwater drainage along the eastern edge of Lots 1-3 was removed. Individual lot stormwater management and infiltration to be designed at a later date.</i>

6.	Comment: KMC 16.06.050.F.3 requires that for subdivisions bordering Warm Springs Creek an access easement is required by City Council; <i>...the City Council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access.</i> The city's comprehensive plan also encourages public river access. Due to the lack of river access in the Warm Springs neighborhoods, this standard will be reviewed, and access is not currently shown. Required Action: Please revise the preliminary plat to show a 10' wide pedestrian fisherman's access easement. Staff recommend evaluation of potential locations on either Block I or II. If the applicant does not desire to include said access easement, please revise the project narrative to address why the applicant does not believe the river access is necessary or appropriate.
	Applicant Response: <i>Please refer to the "Fisherman's Access Consideration" section added to Section 3 of the Development Agreement Zoning Application Narrative.</i>
8.	Comment: KMC 16.06.050.I.4.states; <i>The subdivider shall submit a landscaping plan for such planting strip with the Preliminary Plat application.</i> Required Action: Please provide planting plan for areas proposed adjacent to Warm Springs Road on Lot 1 & 6.
	Applicant Response: <i>A Landscape and Planting Plan for the common areas and the areas adjacent to the City ROW has been included in the resubmittal package.</i>
9.	Comment: The Preliminary Plat has the ROW width of Warm Springs Rd. shown as unknown. Based on the road classification of Warm Springs Rd, the ROW width is 60' ROW along entirety of Warm Springs Rd. The easement requested of the USFS is also 60 ft. Required Action: Please remove label, "unknown ROW" and add a 60' Row on the Preliminary Plat Sheet C2. Please also show the 60ft ROW measured 30 feet on each side from the centerline of the road. If any of the 60 ft ROW overlays the subject property, a ROW dedication for that amount will be required as part of the preliminary plat.
	Applicant Response: <i>The Preliminary Plat (Sheets C2.00 & C2.10) have been revised to reflect the proposed W. Warm Springs Rd. USFS Easement area and new ROW.</i>
10	Comment: The application shows the lot lines of Lots 3 & 4 extending across the creek to the south side. When property ownership extends to include rivers or creeks, the riparian and floodplain regulations are generally not adhered to by property owners. As such, the exterior lot lines of Lot 3 & 4 are recommended to start at the 25' riparian setback line to best protect the riparian resource area. Warm Springs Creek and the adjacent 25' setback would be better served under common ownership.

	Recommended Action: Please adjust lot boundaries of Lot 3 & 4 to be along the 25' setback line and create a separate lot under common ownership adjacent to the creek. The corresponding building envelopes will also need to be adjusted to reflect this change with minimum setbacks from lots lines to be: Lot 4: Front 15' (adjacent to road), Side 10' (adjacent to Lot 3 and Warm Springs Creek) 10' Rear (adjacent to Block 2) 15' Lot 3: Front 15' (adjacent to road and Lot 2), Rear (adjacent to Warm Springs Creek), and Sides 10' (adjacent to Lot 4 & Lot 9A, Greyhawk Amended Subdivision II)
	8. Applicant Response: <i>Preliminary Plat Note 15 on Sheet C0.10 has been updated to also state: "The riparian zone identified within the Subdivision shall be designated as an easement governed and managed by an Owners Association (HOA) to ensure future modifications to the riparian zone and stream bank do not occur individually, but rather in a comprehensive and coordinated manner. Prior to any modification to the riparian zone or stream bank, an overall plan shall be developed and approved by the City of Ketchum. Ketchum shall not unreasonably withhold, condition, or delay approval of such plan. Any riparian and streambank alterations shall conform to the approved plan. The HOA shall be responsible for coordination, review, and oversight of all such work and shall determine responsibility for the costs of any improvements or modifications."</i>
11.	Comment: Staff have the following comments on plat notes outlined on Sheet C0.10: • A plat note need to be included to reference the future development agreement that this subdivision will be subject to • Plat note #2 notes a blanket easement across all of Block 2 for the hot water system and notes that it shall be maintained as to not obstruct construction/maintenance and the like. Staff believe the portion of the note that states "Owners of Block 2 shall be responsible for maintaining this easement". This is usually seen with specifically delineated easements, but not blanket easements and the enforcement of this portion of the easement will be confusing. • Plat note #7 references the 25ft riparian setback and that the boundary will shift, however, staff believe there should be additional language noting what improvements are permitted in this area and what the regulations are. Required Action: Please revise Sheet C0.10 to address the comments above. For note #7, staff proposes the addition of "no permanent development, including but not limited to formal landscaping and hardscape improvements, is allowed within this area unless expressly permitted by the City of Ketchum zoning regulations". Clarify Plat Note #2 as described above. . Add a Plat Note to demonstrate that the Plat is subject to a Development Agreement Instrument # ____.

	Applicant Response: <i>Preliminary Plat Note 5 on Sheet C0.10 has been added and addresses the Guyer Hot Springs Subdivision Rezone & Development Agreement.</i> <i>The Blanket Easement described in Preliminary Plat Notes 2 and 3 on Sheet C0.10 have been intentionally left non-specific so they do not unnecessarily constrain potential future Phase 2 development or design of Block 2, while still preserving legal and physical access to the hot water system. The intent of these notes is to ensure that access and utility service are maintained. The exact location and configuration of the access, maintenance, and utility easements will be further defined and recorded with any future subdivision of Block 2.</i> <i>Preliminary Plat Note 11 on Sheet C0.10 has been updated to also state “No permanent structures, development, formal landscaping, or hardscape improvements shall be permitted within this easement in order to protect natural vegetation and wildlife along the riverbank and to reduce the risk of damage to structures from riverbank erosion, unless expressly permitted by the City of Ketchum zoning regulations. Location of said easement shall shift in accordance with the location of the mean high water mark.”</i>
12.	Comment: To ensure the City Water Department’s preference for a looped system please state explicitly on Water Main Construction notes. The City Water Department has requested a separate review for Phase II Block 2 depending on proposal. Action: Add a Water Main Construction Note 16. To read: The City Water Department requires a looped system for Phase I. The Phase II , Block 2 water system shall be reviewed by the City Water Department separately.
	Applicant Response: <i>Water Main Construction Note 17 on Sheet C4.00 has been added which states: “The City Water Department requires a looped system for Phase I. The Phase II, Block 2 water system shall be reviewed by the City Water Department separately.”</i> <i>Note WTR-08 on Sheet C3.30 has also been revised.</i>
13.	CITY OF KETCHUM FIRE DEPT COMMENTS ATTACHED SEPERATELY
	Applicant Response: <i>See Fire Comments</i>

FLOODPLAIN DEVELOPMENT PERMIT REVIEW COMMENTS

Floodplain Review

PROJECT NAME: Guyer Hot Springs

BUILDING PERMIT #P25-067

PROJECT ADDRESS: West Warm Springs Road, RP1M0000000220

REVIEWER: Sarah Foster, sarah.foster@harmonydesigninc.com

REVIEW DATE: 2/10/26

APPROVAL STATUS: Approved, with comments

Note: These plans have only been reviewed for compliance with applicable adopted codes by this jurisdiction. There may be other regulations applicable under state and federal statutes which this department has no authority to enforce and are not part of this plan review.

1.	Comment: Per the City of Ketchum Code Chapter 17.88.050.E.8, an additional ten-foot building setback beyond the required 25-foot riparian zone is encouraged to provide for yards, decks, and patios outside the 25-foot riparian zone. It is great to see that the building envelopes are an additional 5-ft beyond the 25-ft riparian zone, it is recommended to increase that to 10-ft beyond the riparian zone. Required Action: None, it is a recommendation.
	Applicant Response: <i>The riparian zone identified within the Subdivision shall be designated as an easement governed and managed by an Owners Association (HOA) to ensure future modifications to the riparian zone and stream bank do not occur individually but rather occur in a comprehensive and coordinated approach.</i> <i>Preliminary Plat Note 15 on Sheet C0.10 has been updated to also state: "The riparian zone identified within the Subdivision shall be designated as an easement governed and managed by an Owners Association (HOA) to ensure future modifications to the riparian zone and stream bank do not occur individually but rather occur in a comprehensive and coordinated approach. Prior to any modification to the riparian zone or stream bank, an overall plan must be developed and subsequently approved by the City of Ketchum. Ketchum shall not unreasonably withhold, condition, or delay approval of such plan. Any riparian and streambank alterations must conform to the approved plan."</i>
2.	Comment: Per the City of Ketchum Code Chapter 17.88.040.D.3. please add the required notes on the plat pertaining to subdivision plats within the Floodplain Management Overlay Zoning Districts, specifically mentioned in items b, d, e, & f. Add notes regarding (1) a certification by a registered surveyor that the boundaries were established consistent with the FIRM for the City or Blaine County, whichever applies. The note shall include the FEMA FIRM panel number(s), FIRM effective date(s), and a note stating that "Flood Zones are subject to change by FEMA and all lands within the Special Flood Hazard Area are regulated by City of Ketchum Municipal Code.", (2) warning prospective buyers of property that sheet

	flooding can and will occur and that flooding may extend beyond the floodway and floodplain boundary lines identified, (3) the required 25-foot setback from all waterways, called the riparian zone, in which no development is permitted, and require that riparian vegetation shall remain in its natural state for the protection and stabilization of the riverbank unless alterations are approved in accordance with Ketchum Municipal Code, and (4) the ten-foot fish and nature study easement, which shifts in accordance with the location of the channel and its mean high-water mark. Required Action: Add the above mentioned 4 notes to preliminary plat.
	Applicant Response: <i>Preliminary Plat Notes 12-15 on Sheet C0.10 have been added/expanded upon to address the requested changes.</i>



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KETCHUM FIRE DEPARTMENT

Community Risk Reduction

office: 208.726.7805

P.O. Box 966

107 Saddle Rd

Ketchum, ID 83340



REVIEW COMMENTS

[Fire Department]

PROJECT NAME: Guyer Hot Springs Subdivision

P25-065, 066, 067

PROJECT ADDRESS: TBD

REVIEWER: Seth Martin, 208-726-7805, smartin@ketchumfire.org

REVIEW DATE: January 19, 2026

Note: These plans have only been reviewed for compliance with applicable adopted codes by this jurisdiction. There may be other regulations applicable under state and federal statutes which this department has no authority to enforce and are not part of this plan review.

1.	Comment: Fire Apparatus Access Roads An approved access roadway per 2018 International Fire Code Appendix D shall be installed prior to any combustible construction on the site. The road shall be capable of supporting an imposed load of at least 75,000 pounds, be an all-weather driving surface maintained free, clear, and unobstructed at all times. Grades shall not exceed 7%. Dead end access roadways exceeding 150 feet in length shall be provided with an approved hammerhead or cul-de-sac in accordance with §D103.1. Gates, if installed, are required to be siren activated for emergency vehicle access and are not allowed to reduce the overall required width. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26', exclusive of shoulders per §D103.1. All required access roads shall have a minimum vertical clearance of 13'6". Fire Lane signs are subject to requirements by the Fire Marshal and may be required. Aerial Apparatus access roads shall be provided where buildings exist or are planned that exceed 30' in height, approved aerial fire apparatus access roads shall be provided no closer than 15' and no further than 30' from the structure. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate
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	vicinity of the building or portion thereof. Trees, vegetation, and other obstructions are not allowed between the building and the aerial apparatus access road.
	Applicant Response: <i>The required criteria has been met.</i>
2.	Comment: Fire Hydrant(s) shall be required. One or more fire hydrants shall be required for this project. Hydrants shall be spaced no greater than 500 ' , or 400 ' for dead-end streets. Hydrants shall be of the "mountain hydrant" standard. They shall be dry barrel and the steamer cap shall be no less than 36 " and no greater than 48 " above final grade. A minimum clearance of 36 " shall be maintained around fire hydrants at all times, and parking or other temporary obstructions shall be no closer than 15' in any direction of a fire hydrant.
	Applicant Response: <i>The required criteria has been met. One additional fire hydrant is proposed.</i>
3.	Comment: Addressing Addressing shall be provided at final plat by the Fire Marshal. Buildings shall be addressed per main building frontage and in a coordinated pattern with existing addressing standards.
	Applicant Response: <i>NA</i>
4.	Comment: Defensible Space Tree crowns and all other combustible vegetation extending to within 10 feet of any structure or chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet. Tree crowns within 30 feet of any structure shall be pruned to remove limbs located less than 6 feet above the ground surface adjacent to the trees. Non-fire resistive vegetation or growth shall be kept clear of buildings and structures, in such a manner as to provide a clear area for fire suppression operations.
	Applicant Response: <i>Defensible Space requirements will be addressed during review for the individual lot building plans.</i>