

DEVELOPMENT AGREEMENT ZONING APPLICATION NARATIVE

Guyer Hot Springs Subdivision, Phase I

1. Introduction and Project Overview

The Guyer Hot Springs Subdivision, Phase I (referred to as the “**Project**”), is a proposed residential subdivision located on a principally unimproved real property in the City of Ketchum, Idaho.

The proponent owns approximately 8.92 acres (Parcels RP1M0000000220 and RP1M0000000230, (referred to as the “**Property**”) and is legally described as:

- A Portion of M.S. 14, Lot 50, Climax Millsite, Tax Lot 3500;
- A Portion of M.S. 525B, Lot 74B, Carbon Hill Millsite, Tax Lot 6048;
- A Portion of M.S. 1090, Hot Springs Lode, Tax Lot 3502;
- Located within Sections 14 and 15, Township 4 North, Range 17 East, B.M., City of Ketchum, Blaine County, Idaho.

The Property holds significant historical importance and represents one of the earliest developed sites in the Wood River Valley. By June of 1880, Henry Guyer had begun development of the Guyer Hot Springs Resort, only one month after the first permanent settlers arrived in what was then the Town of Leadville in Alturas County, Idaho Territory. By 1913, the Property included a prominent three-story hotel, outdoor hot pools, stables, and several ancillary structures that served as a regional destination. While the last remaining historic structures were removed in 1996, the original geothermal water collection and distribution system remains in place and continues to function as a defining and unique feature of the Property and the greater community. (See Figures 1 & 2)

The proposed Project consists of an orderly planned, phased residential subdivision designed to respect the historical significance of the site, address environmental and infrastructure constraints, and implement the policy direction of the City of Ketchum Comprehensive Plan. Phase I is intended to establish the foundational infrastructure and land use pattern for future phases while preserving critical natural and geothermal resource areas.

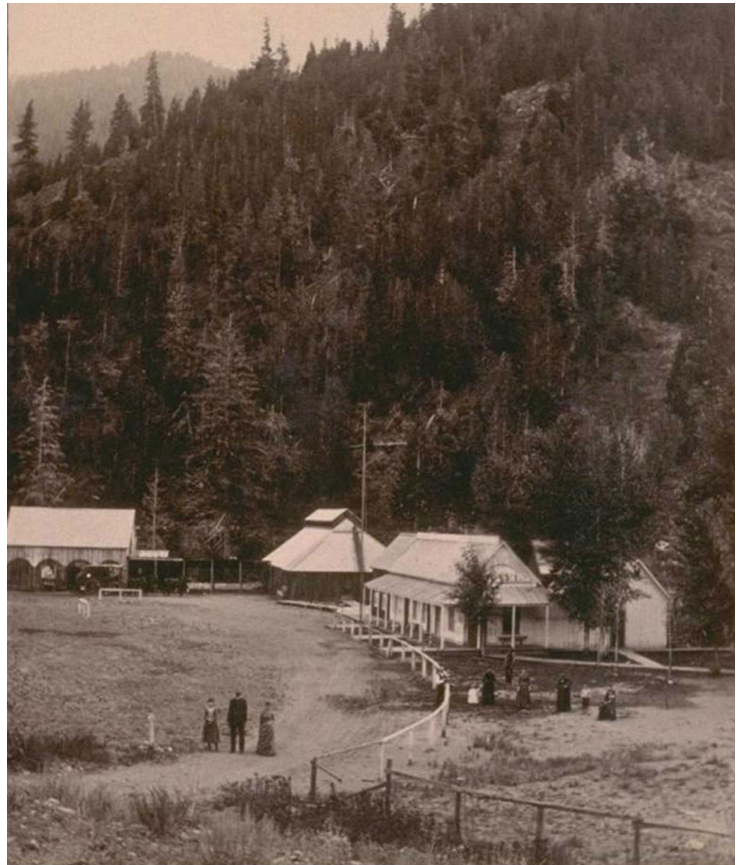


Figure 1 - Guyer Hot Springs Resort, circa 1880's



Figure 2 - Guyer Hot Springs Resort, circa 1913.

2. Existing Land Use

The Property is currently predominantly undeveloped, with the exception of existing geothermal infrastructure and historic access routes. Vegetation consists primarily of native and naturalized plant communities, with identified wetland and riparian areas proposed to remain undisturbed.

Surrounding land uses include:

- North: National Forest System (NFS) lands managed by the U.S. Forest Service, characterized by open space, natural vegetation, and recreational uses.
- East: The Greyhawk II Subdivision Amended, a residential neighborhood consisting primarily of single-family homes at low to moderate densities.
- South: Undeveloped mountainside private property.
- West: An approximately 18-acre parcel (M.S. 24, Lot 60, Eureka No. 2 Placer), located outside the incorporated City of Ketchum boundary, developed with a single-family residence of roughly 8,000 square feet on a substantially larger parcel than surrounding residential lots.

The proposed subdivision is designed to provide an appropriate transition between existing residential development and adjacent open and natural lands, consistent with established land use patterns in the Warm Springs area.

3. Development Overview and Integration

The Project is designed to reflect the established character, existing land use patterns, and anticipated future development of the Warm Springs area while remaining compatible with adjacent neighborhoods. The proposed subdivision advances the City of Ketchum Comprehensive Plan by providing a medium-density residential development that expands housing opportunities and implements the land use vision for this portion of the community.

The Project incorporates a deliberate range of lot sizes and housing types that respond to surrounding development patterns and the site's topographic structure. Larger residential lots are located along the upper bench of the Property to complement the scale and character of the adjacent Lloyd Court (Greyhawk II Subdivision Amended) residential neighborhood. The lower bench of the site is planned to accommodate a more compact residential pattern, allowing the project to efficiently achieve the Comprehensive Plan's medium-density objectives while maintaining a logical transition between differing development densities.

For the purposes of constructability, infrastructure planning, and orderly development, the subdivision is proposed in two phases.

Phase I

The applicant proposes a three-block subdivision development as Phase I: (See Figure 3)

- **Block 1:**

Block 1 will be subdivided into six (6) individual lots: five (5) residential lots and one (1) lot reserved for access and utilities. The residential lots will be located on the upper bench of the Property and be developed as standard single-family parcels. Lot sizes range from approximately one-third (1/3) of an acre to over one (1) acre, which are consistent with the adjoining Lloyd Court lot sizes that range from approximately one-quarter (1/4) acre to three-quarters (3/4) of an acre.

Development within Block 1 is intended to be consistent in scale, quality, and character with nearby single-family neighborhoods, providing a cohesive extension of existing residential development patterns. Residential structures within Block 1 will be subject to development standards that limit maximum building height to thirty (30) feet and maximum gross floor area to 6,000 square feet. All development will be confined to platted building envelopes and required setbacks, ensuring appropriate spacing between structures and compatibility with adjacent properties. (See Figure 4)

- **Block 2:**

Block 2 is reserved for future Phase II development. (See Below)

- **Block 3:**

Block 3 is to be retained in a natural state to protect and maintain the site's geothermal collection and distribution infrastructure. This block is proposed to remain within the *Agricultural/Forestry District (AF)* to ensure the long-term preservation of critical natural resources, support sustainable geothermal operations, prevent conflicts with public access, and provide a visual and ecological buffer between the developed areas of the Project and the adjacent open lands. Block 3 will also preserve important environmental habitats and contribute to the overall ecological integrity of the site.

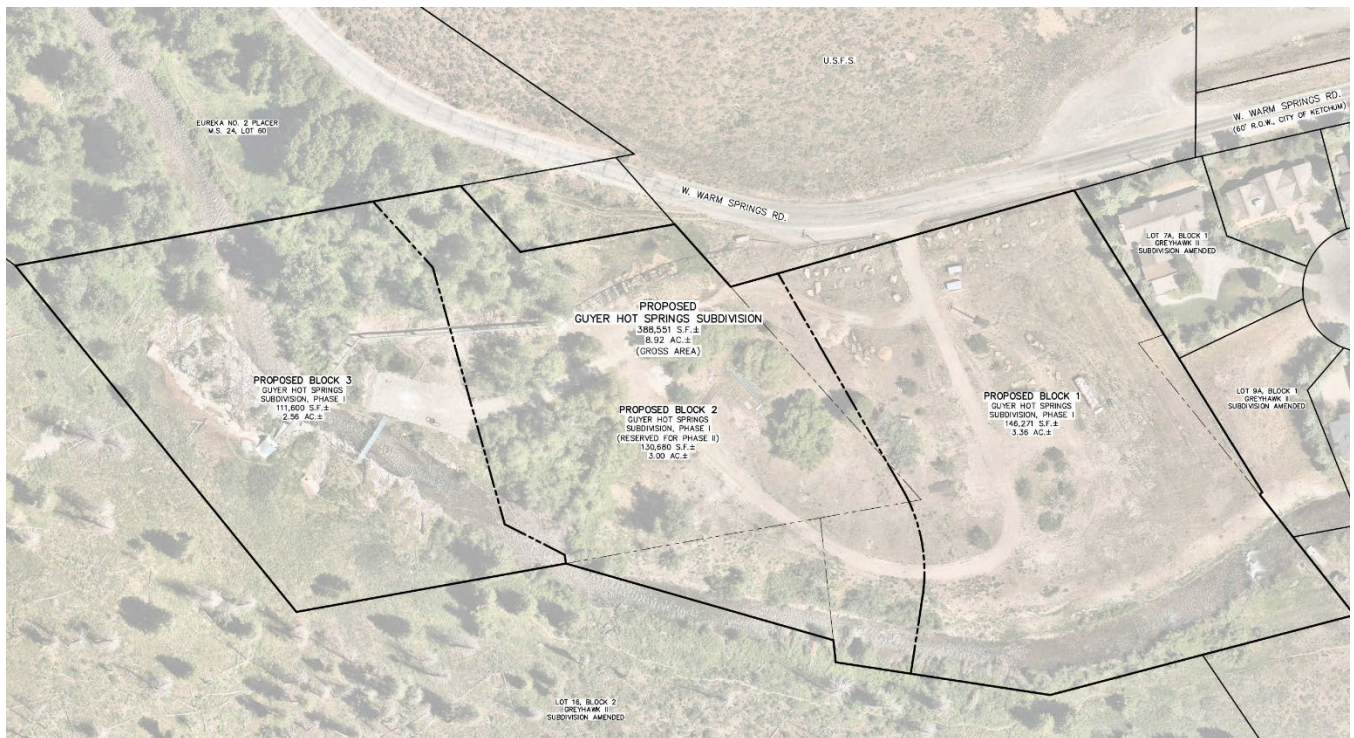


Figure 3 - Guyer Hot Springs Subdivision, Phase I – Blocks 1-3.

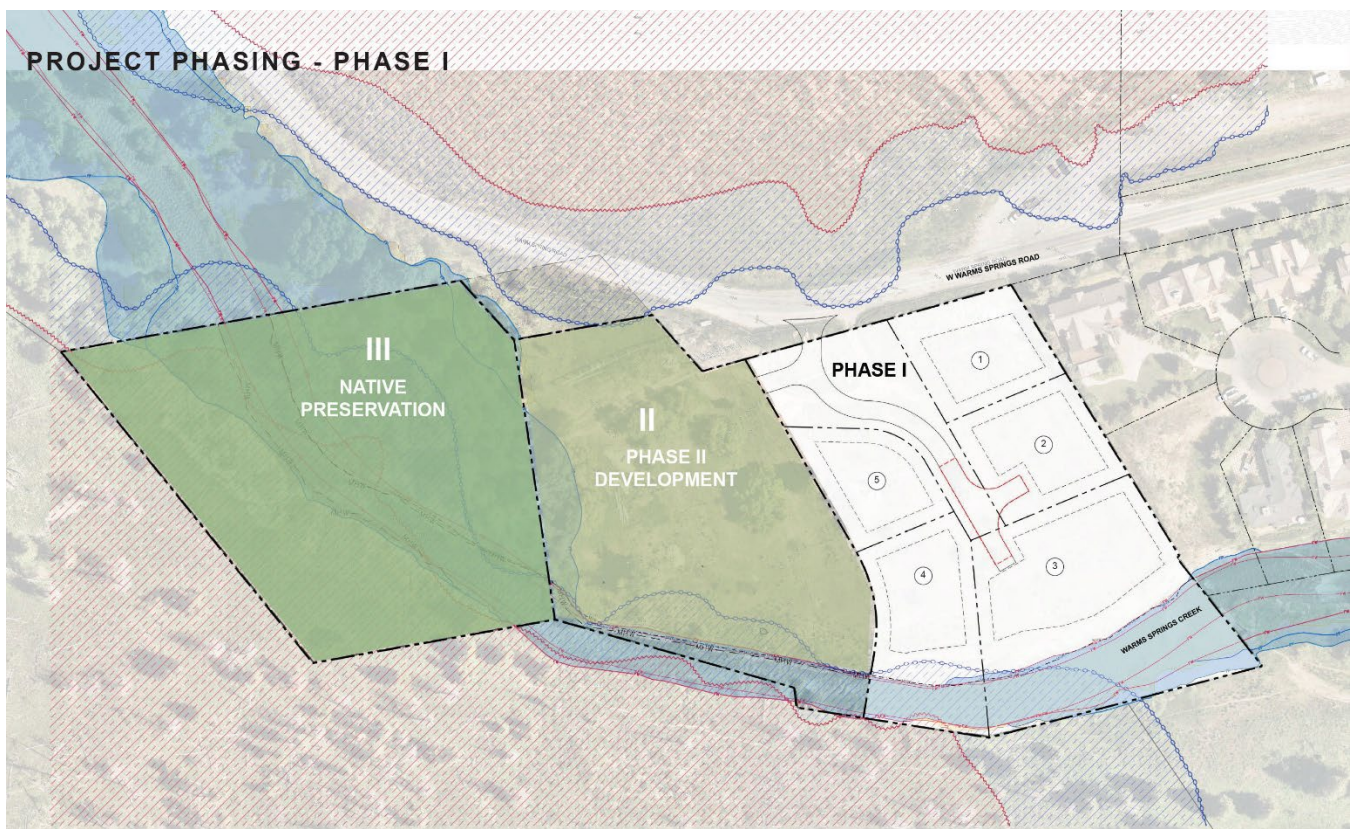


Figure 4 - Guyer Hot Springs Subdivision, Phase I – Block 1 – Detail Plan.

Phase II (Conceptual)

Phase II is located on the lower bench of the site and is conceptually envisioned as a more compact residential neighborhood. This phase is intended to support the City of Ketchum Comprehensive Plan's overall density objectives while responding to the site's topographic conditions and environmental constraints. It is anticipated that Phase II may include approximately twelve to fifteen (12–15) townhouse and cottage-style residential units, including four (4) workforce housing units, recognizing that final unit yield, configuration, and mix may be refined through subsequent design, permitting, and market considerations.

Phase II not only supports the medium-density residential targets established in the Comprehensive Plan, but it also advances broader community objectives by providing attainable workforce housing and a diverse range of housing options. The design is intended to promote a walkable, village-scale environment that reflects the character, scale, and community values of the Wood River Valley, while efficiently utilizing land and infrastructure in a manner consistent with the City's long-term planning vision. (See Figure 6)

The Phase II concept envisions a cohesive, cottage-style village with a mix of housing types, including stand-alone single-family residences, attached townhouses, and detached parking and storage structures. This diversity of unit types is intended to establish a distinct neighborhood character, encourage social interaction, and accommodate a range of household sizes and needs, while allowing flexibility in final architectural and site design outcomes.

Lot configuration, building orientation, and shared open space are generally organized to support pedestrian connectivity, reinforce visual cohesion, and balance residential density with usable open space. The architectural and site planning approach is intended to maintain a compatible relationship with the Phase I single-family lots, adjacent neighborhoods, and the site's natural topography, while remaining adaptable to further refinement as the Project advances.

As part of the development analysis, multiple lot area methodologies and definitions were evaluated to better understand how site constraints influence achievable density. These include "Lot Area" as defined by City Code, "Buildable Lot Area" based on slope and floodway limitations as defined by City Code, and a more comprehensive buildable area metric that accounts for additional environmental and regulatory constraints such as wetlands, avalanche hazard areas, and access easements.

	LAND AREA		CITY DEF. "LOT AREA" AREA EXCLUDING MHW PRIVATE DRIVEWAYS, ACCESS EASEMENTS, & FIRE LANES		CITY DEF. "BUILDABLE, LOT" AREA EXCLUDING FLOODPLAIN, FLOODWAYS, & 25% SLOPES		BUILDABLE (ALL EXCLUSION AREAS) AREA EXCLUDING FLOODPLAIN, FLOODWAYS, MHW, 25% SLOPES, WETLANDS, WETLANDS SETBACK, RIPARIAN SETBACK, AVALANCHE, PRIVATE DRIVEWAYS, ACCESS EASEMENTS, LANDSCAPE EASEMENTS, & FIRE LANES	
BLOCK 1	3.36	Acres	2.40	Acres	2.73	Acres	1.93	Acres
BLOCK 2	3.00	Acres	2.54	Acres	2.18	Acres	1.35	Acres
BLOCK 3	2.56	Acres	2.13	Acres	0.00	Acres	0.00	Acres
TOTAL AREA (GROSS)	8.92	Acres	7.07	Acres	4.91	Acres	3.28	Acres

Figure 5 - Guyer Hot Springs Subdivision, Phase II – Block 2 – Detail Plan.

Depending on the methodology and definition applied, the effective developable area of the Property varies substantially. At the cumulative level, the site contains approximately 8.92 acres of total land area, 7.07 acres of “Lot Area” as defined by City Code, approximately 4.91 acres of “Buildable Lot Area” per City Code definition, and approximately 3.28 acres when additional environmental and regulatory constraints are considered. This range illustrates how differing definitions can materially influence density calculations and overall development outcomes. (See Figure 5)

In this context, Phase II is intended to be consistent with the intent of the Comprehensive Plan’s Medium-Density Residential designation when evaluated against realistically developable land area. At the same time, it is intended to remain consistent with applicable City Code requirements that rely on lot-based metrics such as allowable Floor Area Ratio (FAR), which is calculated based on “Lot Area” as defined by City Code.

To ensure consistency with the Comprehensive Plan’s Medium-Density Residential objectives, Phase II is anticipated to include a sufficient number of residential buildings and units to achieve an overall density consistent with the target range of five (5) to eleven (11) dwelling units per acre, as measured across the developable portions of the Property. While the exact number, configuration, and type of buildings will be refined through future design, permitting, and market considerations, It is anticipated that the General Tourist District (T-3000) zoning designation will accommodate the proposed Phase II development program, provided that the overall Floor Area Ratio (FAR) does not exceed 0.5 and that development is otherwise consistent with applicable City standards.

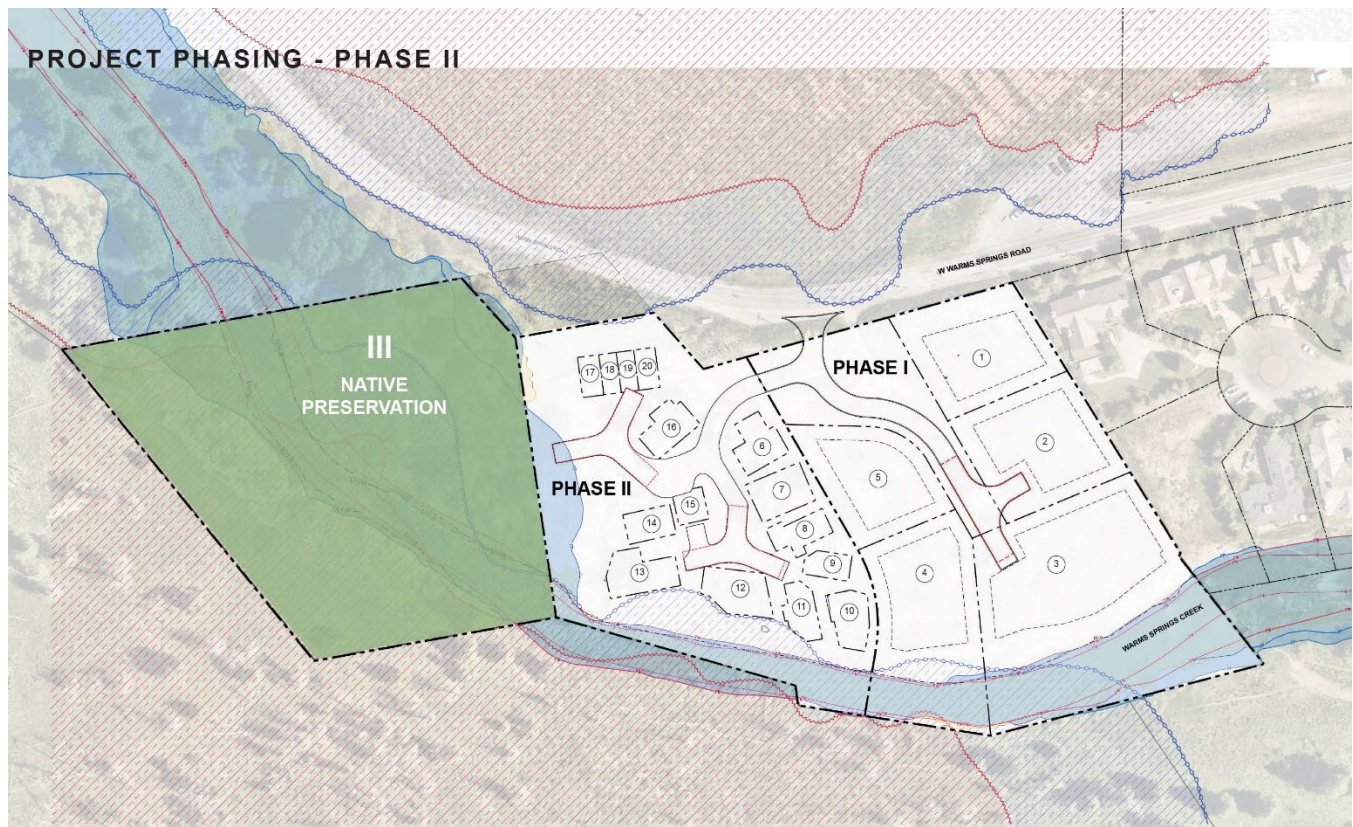


Figure 6 - Guyer Hot Springs Subdivision, Phase II – Block 2 – Detail Plan.

Integration and Compatibility

The subdivision is designed to integrate with adjacent land uses through a graduated density pattern, transitioning from standard single-family lots to more compact residential development. Architectural standards, site planning, and subdivision layout are intended to ensure visual cohesion and compatibility with surrounding neighborhoods. The overall development pattern establishes a clear and intentional relationship between existing residential areas, future development within the site, and the broader Warm Springs neighborhood.

Phasing Plan and Schedule

The proposed subdivision is planned to be developed in phases to allow for the orderly installation of infrastructure, coordinated vertical construction, alignment with market conditions, and efficient delivery of residential lots and units in a manner consistent with City approval procedures.

Phase I will consist of five (5) residential lots and will include utility extensions along Warm Springs Road, roadway construction, grading, and associated site improvements necessary to support the initial development.

Phase II is anticipated to include approximately twelve (12) to fifteen (15) residential units, consisting of a combination of townhome-style and apartment-style residences. This phase will include extension of utilities from Phase I, completion of roadway connections, access improvements, grading, and site development. The final configuration of Phase II will be refined following the buildout of Phase I and in response to market conditions.

Preliminary Plat approval will establish the overall subdivision layout and development framework. Final Plat approval will be pursued on a phased basis as infrastructure, access, utilities, and required public improvements are completed or appropriately secured. Building permits for each phase will be obtained following all applicable City approvals, and Certificates of Occupancy will be issued only after associated improvements are substantially complete and all life-safety requirements are satisfied.

This phased approach ensures that each phase can function independently with adequate access, utilities, drainage, and services, while allowing the overall subdivision to progress in an orderly and efficient manner.

The anticipated project timeline is as follows:

- Phase I site development construction – approximately 2 years
- Lot absorption and market variability – approximately 2 years
- Phase II planning and design – approximately 2 years
- Phase II permitting – approximately 1 year
- Phase II site development – approximately 2 years
- Phase II vertical construction – approximately 5 years

Total anticipated project duration: approximately 14 years

Based on this schedule, **Phase II is anticipated to commence approximately 4 to 6 years following initiation of Phase I**, depending on market conditions and absorption rates. The timing of Phase II,

including delivery of workforce housing units, is intentionally structured to align with demonstrated demand and financial feasibility, while remaining consistent with the overall development framework established through this application and the Development Agreement.

Workforce Housing Strategy and Implementation

The Project includes approximately four (4) residential units within Phase II that are intended to function as workforce-oriented or “community-oriented” housing. These units are voluntarily proposed by the applicant to support local housing needs and contribute to the diversity of housing types within the development.

These units are not proposed as deed-restricted Community Housing units subject to administration, ownership, or control by the City of Ketchum or the Blaine County Housing Authority. Instead, they are intended to remain privately owned and managed, with occupancy criteria established and administered by the project ownership or homeowners association.

The applicant intends to utilize the established “Category Local” criteria as a guiding framework for these units, prioritizing individuals who live and/or work in the Wood River Valley. However, all screening, selection, leasing, and/or sale of these units will be conducted solely by the ownership entity in accordance with applicable laws and without external agency control.

No public subsidy, density bonus, or regulatory incentive is requested or required for the inclusion of these units. As such, the units are not intended to be subject to long-term deed restrictions, price controls, or third-party administration typically associated with formal Community Housing programs.

The timing of construction for these units will align with Phase II development and will be delivered as part of the overall residential buildout. Occupancy will occur promptly upon completion, contingent upon market conditions and availability of qualified occupants. This approach allows the Project to provide a meaningful housing contribution to the local community while maintaining long-term flexibility, private management, and alignment with the overall development objectives.

Fisherman’s Access Consideration

Ketchum Municipal Code Section 16.06.050.F.3 contemplates the provision of public access to Warm Springs Creek where appropriate. The applicant has evaluated the feasibility of providing a pedestrian fisherman’s access easement within the Guyer Hot Springs Subdivision and has determined that such access is not appropriate at this location due to significant site constraints and safety considerations.

The property is characterized by challenging topography, proximity to existing neighboring subdivisions, the presence of wetlands, hazardous avalanche terrain considerations, and site-specific hazards associated with the on-site geothermal resource. Collectively, these conditions limit the suitability of the property for safe and functional public access.

An existing and adequate fisherman’s access point is located in close proximity at the Gates Road bridge crossing, which provides access to the Greyhawk parking area approximately 440 feet east of the subdivision. This nearby access point sufficiently serves the recreational needs of the area, reducing the need for additional access within the subject property.

In addition, the geothermal system proposed for the subdivision includes discharge (“tailpipe”) locations along the river embankment. Introducing public access in this area would expose individuals to elevated temperatures and other hazards associated with geothermal water, creating a potential safety risk.

The river embankment along the property is also relatively steep, further increasing the risk to public users and presenting challenges for safe ingress and egress. Development of a fisherman’s access in this location would require substantial modification to the natural landscape and could introduce additional environmental disturbance and safety concerns.

Given these constraints, the inclusion of a fisherman’s access easement within the subdivision would not be appropriate. Alternative nearby access points already provide safe and practical access to Warm Springs Creek and maintaining the subject property without public access better supports environmental protection, public safety, and the long-term functionality of the geothermal system.

4. Consistency with the Comprehensive Plan (Development)

The proposed Guyer Hot Springs Subdivision is consistent with the City of Ketchum Comprehensive Plan (adopted January 1, 2026) and advances its goals for land use, housing, hazard-aware development, and infrastructure.

The total buildable area of the Property, after accounting for wetlands, riparian areas, floodplains, floodways, avalanche hazard zones, and required utility and fire access corridors, is approximately 3.48 acres. At the Plan’s Medium-Density Residential target of five (5) units per acre, the site yields a minimum density requirement of eighteen (18) units. The proposed subdivision includes a conceptual total of seventeen (17) to twenty (20) residential units; five (5) units in Phase I and twelve (12) to fifteen (15) units in Phase II, thereby confirming the minimum density requirement can be met.

While the current Ketchum Municipal Code does not yet contain a zoning district formally titled “Medium Density,” the Comprehensive Plan provides clear guidance that medium-density residential development should generally range from five (5) to eleven (11) dwelling units per acre. This density requirement can be accomplished within the current *General Tourist District 3000 (T-3000)* development guidelines. The proposed subdivision aligns with this policy by concentrating development within the buildable areas while leaving portions of the site undeveloped within the Agricultural/Forestry District (AF), consistent with the updated 2026 land use map.

Key areas of compliance include:

- **Medium-Density, General Tourist District 3000 (T-3000) Residential Land Use:**
The Comprehensive Plan identifies the Property as suitable for medium-density residential development, with a target density of approximately five (5) to eleven (11) units per acre. The proposed twenty (20) total units exceed the minimum density target, demonstrating efficient use of land and alignment with the Plan’s objectives for sustainable growth and neighborhood infill.
- **Neighborhood Compatibility and Transitions:**
The standard single-family lots on the upper bench (Phase I) and the more compact residences on the lower bench (Phase II) create a graduated density transition that complements surrounding neighborhoods, preserves local character, and ensures cohesive development.

- **Hazard-Aware Planning:**

The proposed development has been guided by the updated Avalanche Hazard Study prepared by Alpine Enterprises, Inc. and the Jurisdictional Determination Wetland Delineation Report by Sawtooth Environmental Consulting, LLC. These studies confirm that all buildable areas are located outside identified hazard and environmentally sensitive zones. This approach aligns with the Comprehensive Plan's policies to use the best available data to guide development away from risk-prone areas, ensuring public safety and responsible land use.

- **Housing Diversity:**

The project provides a variety of housing types, including standard single-family lots, moderate smaller sized single-family attached and detached townhomes, and four (4) workforce housing units in Phase II. While community housing is not specifically required for this development, these units reinforce the project's commitment to supporting workforce and attainable housing options. This mix advances the Comprehensive Plan's objectives by promoting a range of household types and income levels, fostering community integration, and increasing local housing availability for residents and workforce populations.

- **Infrastructure and Public Benefit:**

Development of the subdivision includes planned extensions of City water and sewer infrastructure, designed to enhance service reliability, system capacity, and long-term operational efficiency for both the site and surrounding neighborhoods. This approach is consistent with Comprehensive Plan policies emphasizing coordinated infrastructure planning and public benefit through responsible growth.

In summary, the Guyer Hot Springs Subdivision implements the Comprehensive Plan by providing safe, compatible, and efficient medium-density residential development that preserves key natural resources, supports housing diversity, and establishes a framework for orderly phased development.

5. Existing & Proposed Zoning

The Property currently includes two distinct zoning designations that divide the property horizontally: (See Figure 7)

- General Tourist District (T-4000)
- Agricultural and Forestry District (AF)

These districts represent two fundamentally different land-use intents.

- *Agricultural and Forestry (AF) District:* Ketchum Municipal Code §17.18.180 identifies the AF district as intended for substantially undeveloped lands supporting agricultural, ranching, and forestry uses. It assumes low-intensity development and emphasizes hazard avoidance, minimal terrain disturbance, and preservation of open, forested land.
- *General Tourist (T-4000):* Ketchum Municipal Code §17.18.120 establishes the T-4000 district to provide opportunities for short-term tourist accommodations and to enhance surrounding neighborhoods. The district's development standards require an especially high minimum development density of six units per 10,000 square feet (26 units/acre). The subject Property is currently the only undeveloped parcel in the City of Ketchum within the T-4000 district. The other developed properties within the T-4000 zoning district include the adjoining Greyhawk II Subdivision (2.5 units/acre), The Lodges On Trail Creek Phase II (5.1 units/acre), and the Knob Hill Inn (20.4 hotel rooms/acre).

The applicant requests that the property be rezoned to the *General Tourist District 3000 (T-3000)* which is a district consistent with the 2025 Comprehensive Plan's *Medium Density Residential (MDR)* land use designation with a target density of approximately 5 to 11 units per acre, and the *Agricultural and Forestry District (AF)* to preserve the geothermal resource area. (See Figure 8)

5-1. Geothermal Utility Continuity and Zoning Accommodation

The Property contains an existing geothermal collection and distribution system that is a longstanding and integral component of the site and the surrounding community. As identified in Ketchum Municipal Code Section 16.03.020.F, Table 16-7, geothermal utility uses are only conditionally permitted within the General Tourist District (T-4000).

A portion of the existing geothermal system is currently located within the T-4000 District. Under the proposed zoning amendment, this area is anticipated to be rezoned to the AF District to better reflect existing conditions, natural resource constraints, and long-term land use objectives.

As proposed on the Preliminary Subdivision Plat, Note 4, Block 3 would be subject to and benefited by a geothermal easement providing for the use, operation, maintenance, repair, replacement, and continuation of geothermal resources, systems, and associated improvements. It is the applicant's intent that this easement be formally established with the subdivision plat and recognized as part of the overall development framework.

Through the Development Agreement, the applicant proposes that the geothermal utility and associated improvements within the easement area be acknowledged as an allowed and ongoing use, notwithstanding the underlying AF zoning designation. The intent of this provision is to ensure that the geothermal system is not rendered nonconforming and may continue to be operated, maintained, and reasonably modified over time, consistent with applicable regulations.

The applicant further intends that the rights associated with the geothermal easement be coordinated between the Subdivision Plat and the Development Agreement, such that the easement establishes the property rights framework, while the Development Agreement provides acknowledgment of the use within the City's regulatory structure.

This approach is intended to ensure that the proposed rezoning does not inadvertently impair the continued operation or long-term viability of the geothermal resource, while allowing the remainder of the Property to be zoned in a manner consistent with current planning objectives.

EXISTING CITY OF KETCHUM ZONING DISTRICTS

- General Tourist District 4000 (T-4000)
- General Tourist District 3000 (T-3000)
- Agricultural Forestry District (AF)

Scale: 1" = 100'

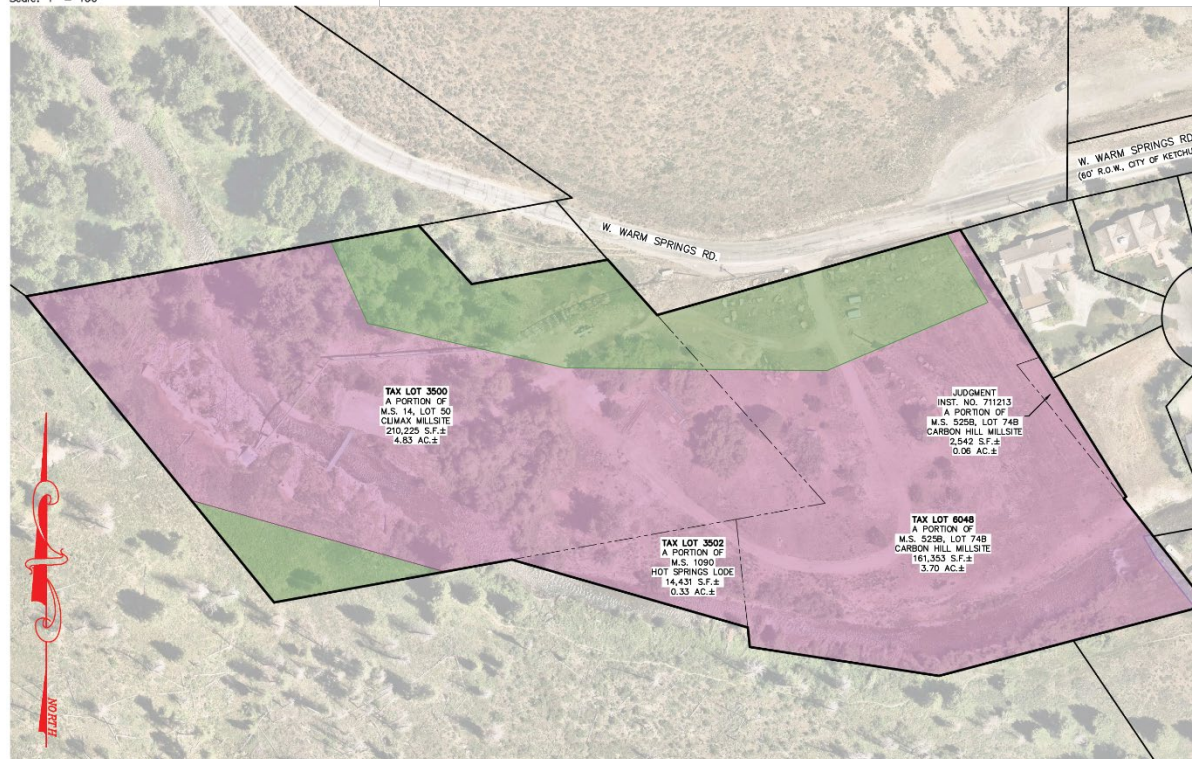


Figure 7 – Current Zoning Districts

PROPOSED CITY OF KETCHUM ZONING DISTRICTS

- General Tourist District 4000 (T-4000)
- General Tourist District 3000 (T-3000)
- Agricultural Forestry District (AF)

Scale: 1" = 100'

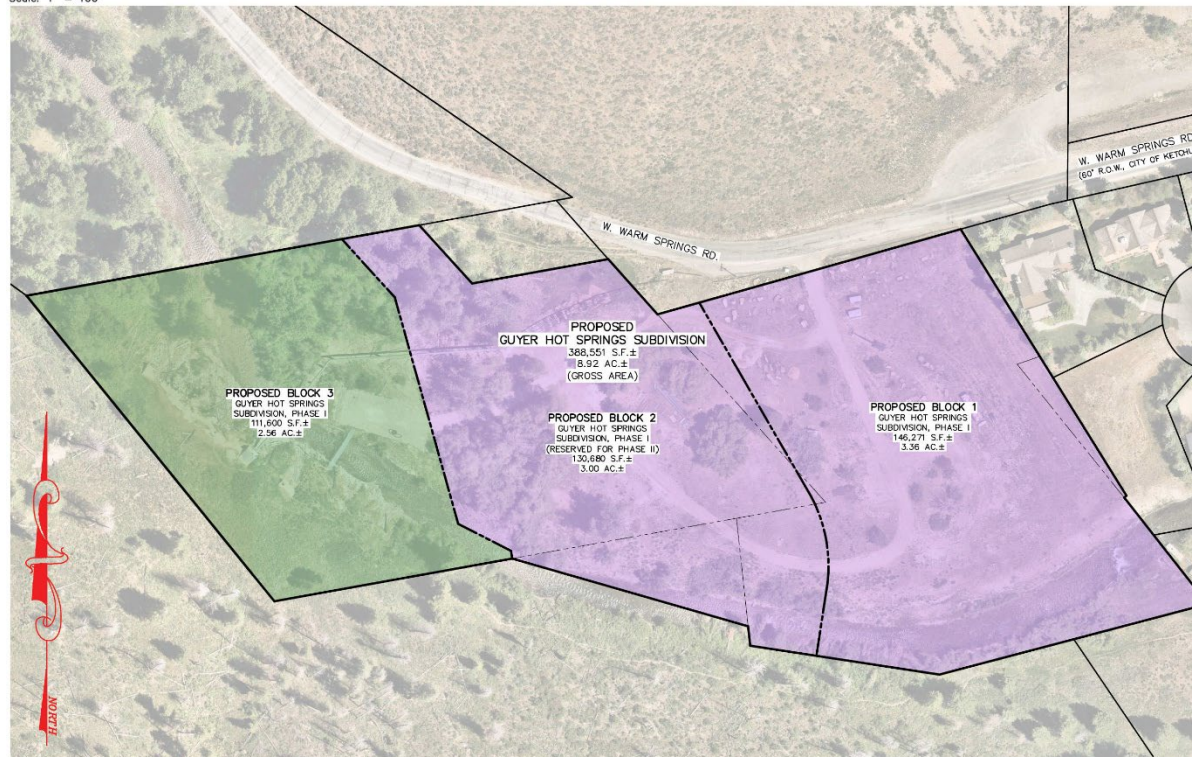


Figure 8 – Proposed Zoning

6. Rationale for Zoning Amendment

The AF/T-4000 boundary was originally drawn through the northern portion of the property due to presumed avalanche hazard, based on a snow-avalanche hazard assessment prepared by Art Mears between the late 1970's and mid-1980's. This assumption was later refined in 1986 for the adjacent Greyhawk II Subdivision, which adjusted the AF boundary to reflect updated hazard delineations (see Figure 9). Since that time, the AF district line has been redrawn digitally in a similar but incorrect location (see Figure 10).

A 2025 Avalanche Hazard Study by Alpine Enterprises, Inc. demonstrates that the northern portion of the property lies entirely outside mapped avalanche hazard zones. The continued imposition of the AF district is therefore unsupported by current technical data and imposes unnecessary restrictions on the property's reasonable use. Rezoning Blocks 1 and 2 to T-3000 and Block 3 to AF will align the zoning map with actual topographic and hazard conditions, while maintaining protection for geothermal and natural resource areas.

7. Consistency with the Comprehensive Plan (Zoning)

The City's newly adopted 2025 Comprehensive Plan articulates goals and policies supporting hazard-aware, efficient, and compatible development. Relevant policies include:

- Land Use Policy SCH-2.5 - Direct development to areas outside identified hazard zones, using the best available data.
- Land Use Policy BNE-1.7 - Encourage compatible transitions between residential neighborhoods of differing densities and adjacent open or natural lands.
- Environmental Policy SCH-2.4 - Update land use and zoning regulations when new scientific hazard information becomes available.

The proposed amendment fulfills these policies by applying current hazard data to guide safe and efficient growth, enables congruent residential development with the neighboring subdivision, and fits within the City's long-term vision.

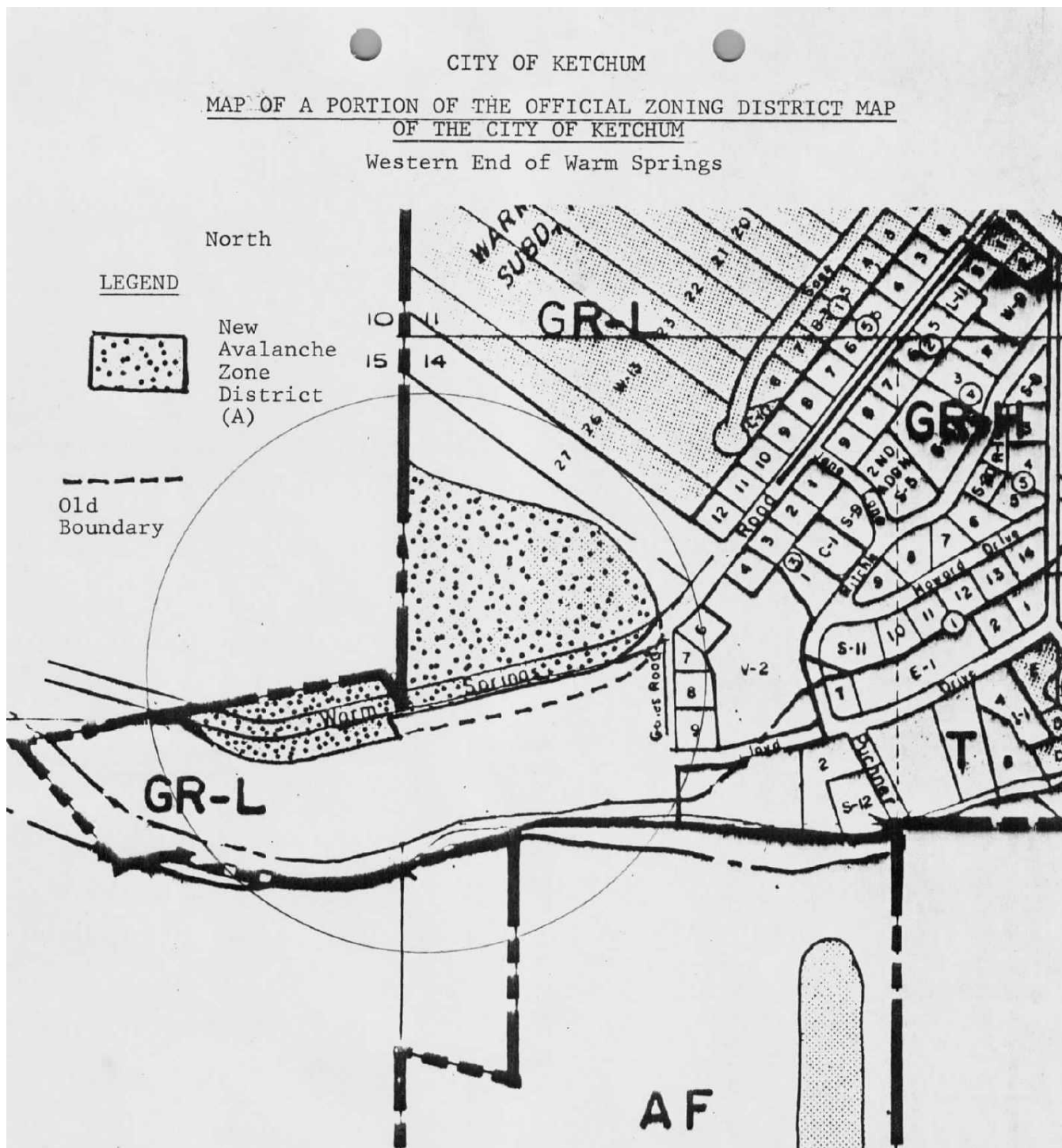


Figure 9 – Adjusted Avalanche Zone from the 1986 Greyhawk II Subdivision application package.

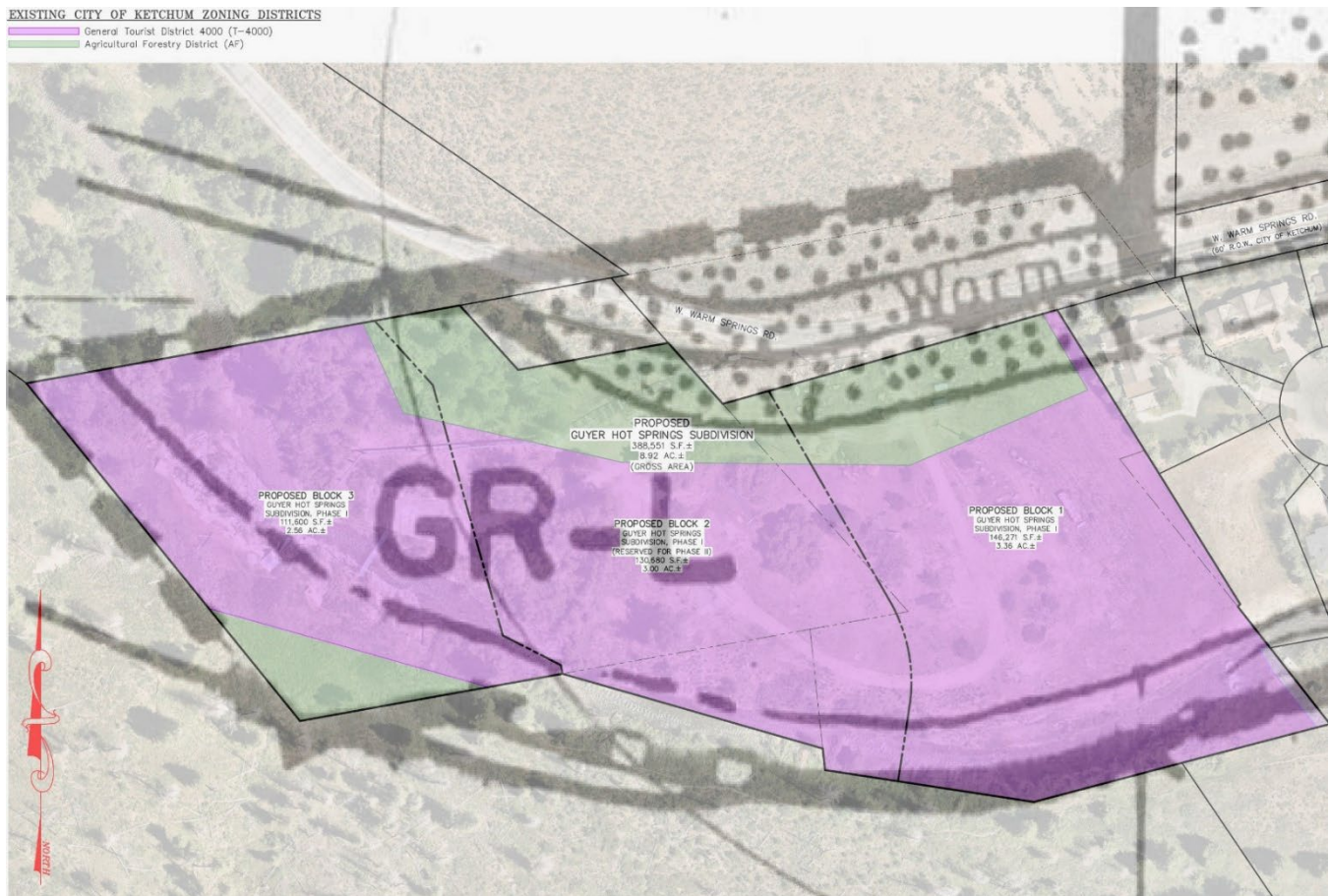


Figure 10 – Figures 6 and 8 overlayed.

8. Roadways, Access, and Circulation

A detailed traffic analysis for the Project has been prepared and is included as a Civil Engineering Technical Memo attached to this application.

9. Conclusion

The Guyer Hot Springs Subdivision is a phased residential development that aligns with the City of Ketchum's long-term planning goals. The proposed zoning amendment updates an outdated, hazard-based boundary and aligns the property with current avalanche and topographic data.

The Project is designed to integrate with surrounding neighborhoods, preserve critical geothermal and natural resources, and provide a mix of housing types, including standard single-family lots, moderate sized single and multi-family townhomes, and workforce housing units. The Development Agreement and zoning approvals will allow the property to be developed safely, efficiently, and in a manner consistent with the Comprehensive Plan.

In summary, the Project provides phased, well-integrated residential development that supports the 2025 Ketchum Comprehensive Plan, protects public safety, preserves key site resources, and maintains the character of the Warm Springs area.

ALPINE ENTERPRISES INC.

Surveying, Mapping, Civil Engineering, GPS, GIS and Natural Hazards Consulting

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Planning & Building Department

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(208) 727-1988, alexnelson8@gmail.com

Date: January 8th, 2026

Project: Guyer Hot Springs Subdivision, Phase I

Subject: Roadway Access, Circulation, and Traffic Analysis

1. Purpose:

This Technical Memorandum summarizes existing and proposed roadway conditions, site access, internal circulation, parking, pedestrian connectivity, and anticipated traffic impacts associated with the proposed Guyer Hot Springs Subdivision, Phase I (the “**Project**”). This memo is provided in support of the Development Agreement Zoning Application Narrative.

2. Project Description:

The Project consists of a phased residential subdivision located along West Warm Springs Road within the City of Ketchum. Phase I includes five (5) single-family residential lots along with the associated access and utility infrastructure. A future Phase II is conceptually planned to include approximately fifteen (15) additional residential units. All phases will be served by a single primary access connection to West Warm Springs Road.

3. Existing Roadway Conditions:

West Warm Springs Road – Within the Project vicinity, West Warm Springs Road consists of a combination of City-maintained and County-maintained public roadway segments located on both incorporated City lands and National Forest System (NFS) lands. At the time of this application, the City of Ketchum is coordinating with the United States Forest Service (USFS) to secure a road and utility easement for the existing roadway alignment.

West Warm Springs Road provides access to the greater Warm Springs drainage and functions as a collector roadway serving the Boards Upper and Lower Ranch subdivisions.

The first approximately 640 feet of West Warm Springs Road, extending west from its intersection with Gates Road, is a City-maintained public roadway located within incorporated City limits and has an approximate paved width of 20 feet. Beyond this point, the roadway transitions to a County-maintained facility located entirely within NFS lands and within incorporated City limits. It extends approximately 340 feet further west to the Project’s proposed primary access point. This segment consists of an asphalt surface with a paved width varying between approximately 17 feet and 20 feet.

Traffic volumes along West Warm Springs Road vary by location. East of the Project, near the ski resort and related facilities, traffic volumes are relatively high due to seasonal and visitor-related activity. West of the resort area, traffic

volumes decrease and are more consistent with local residential roadway conditions.

The Project site is located within this lower-volume segment of West Warm Springs Road, where traffic patterns reflect primarily residential use rather than destination-oriented traffic.

4. Proposed Access and Internal Circulation:

Primary Access, Guyer Hot Springs Road - The Project will be served by a single primary access connection to West Warm Springs Road. The access approach has been designed to comply with applicable City of Ketchum standards, the International Fire Code (IFC), and Ketchum Fire Department requirements.

Key features include:

- Minimum paved width of 20 feet
- Adequate turning radii and apparatus turnarounds to accommodate emergency and service vehicles

The access location has historically served the Property and will be formalized with the USFS and improved as part of the Project. Upon completion of the new access, the existing historic access route will be removed and reclaimed.

Internal Circulation - Internal circulation for Phase I will consist of short residential access drives serving individual lots. Roadway grades, widths, and alignments will be designed to accommodate emergency access, snow removal, and utility maintenance in accordance with City standards.

5. Parking:

Phase I - All parking for Phase I will be provided on-site within individual residential lots. Each lot will accommodate required off-street parking, including enclosed garage parking and additional driveway parking, consistent with City requirements.

Phase II (Conceptual) - Future Phase II development is anticipated to include a combination of garage parking, shared parking areas, and detached parking and storage structures. Final parking configurations will be reviewed as part of subsequent development applications.

6. Pedestrian Circulation

Pedestrian circulation within the Project will be accommodated through internal walkways, driveway connections, and direct access to West Warm Springs Road. Pedestrian activity is anticipated to be consistent with surrounding residential neighborhoods.

The conceptual Phase II layout emphasizes walkability through compact block design, short internal travel distances, and pedestrian-oriented site planning.

7. Traffic Analysis

Trip Generation – Trip generation estimates were prepared using standard residential trip rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual. Based on these rates, Phase I (5 single-family residential units) is estimated to generate approximately 50 vehicle trips per day. At full buildout (approximately 20 residential units), the Project is estimated to generate approximately 200 vehicle trips per day.

For context, residential developments typically experience approximately 10 percent of daily traffic during the peak hour. At full buildout, this equates to approximately 20 peak-hour trips, or roughly 10 inbound and 10 outbound vehicle movements during the busiest hour, equivalent to approximately one additional vehicle every five to six minutes.

ITE trip rates are intentionally conservative and are not calibrated to highly seasonal resort communities such as Ketchum. These national-average rates assume year-round occupancy and typical commuter travel patterns and do not account for reduced off-season occupancy, second-home ownership, remote work trends, or trip consolidation common in resort-oriented residential areas. As a result, actual average daily traffic volumes generated by the Project are expected to be substantially lower than the estimated values during non-peak seasons, which comprise the majority of the calendar year.

Traffic Impacts - Within the Project vicinity, west of the ski resort base area, West Warm Springs Road operates at local residential collector traffic volumes. The incremental traffic generated by the Project represents a minor increase relative to existing conditions and does not approach roadway capacity or operational thresholds.

Based on these factors, Project-generated traffic is not expected to result in measurable impacts to roadway operations, access performance, safety, or level of service. As part of the Project, West Warm Springs Road will be improved within the Project frontage to provide a minimum paved width of 20 feet, consistent with City standards and emergency access requirements.

8. Emergency Access

The proposed access design meets applicable IFC and Ketchum Fire Department standards, including roadway width and turning radii. Year-round emergency access, snow removal, and service vehicle access will be maintained.

9. Conclusions

Based on the information available at this stage of planning, the proposed Guyer Hot Springs Subdivision, Phase I, can be adequately served by the existing roadway network. The Project provides compliant access, sufficient on-site parking, appropriate pedestrian circulation, and traffic impacts consistent with surrounding residential development.

Sincerely,
Alex Nelson, P.E.

