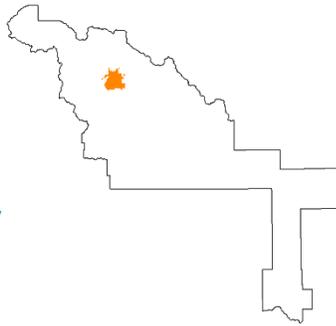




Photo credit – Matt Leidecker

Ketchum/ Sun Valley



Location and Context

The Ketchum/Sun Valley subarea encompasses nearly 10,000 acres of unincorporated land surrounding these incorporated resort cities. (The cities comprise 8,000 acres.) It includes Board's Lower Ranch to the west, Hulen Meadows to the north, Boundary Campground to the east along Trail Creek Road, private mining claims east along Parker Gulch, and Cold Springs Subdivision to the south. Ketchum's and Sun Valley's Areas of City Impact create the subarea's unusual boundaries to the west and east.

Because this subarea surrounds the resort communities of Ketchum and Sun Valley, the most concentrated resort amenities and services in the entire county are within this subarea. This includes lodging, dining and retail services in Ketchum and Sun Valley, Bald Mountain Ski area adjacent to the City of Ketchum and the historic Sun Valley Lodge properties and related guest services in Sun Valley.

Population and land use intensities vary in the unincorporated lands in this subarea, from dense development and multiple land uses adjacent to St. Luke's Wood River Medical Center, located along Highway 75 two and a half miles south of Ketchum, to the low density Adams Gulch neighborhood north of Ketchum. Due to the proximity to Ketchum and Sun Valley, this subarea contains the most urban-style development of any of the unincorporated subareas.

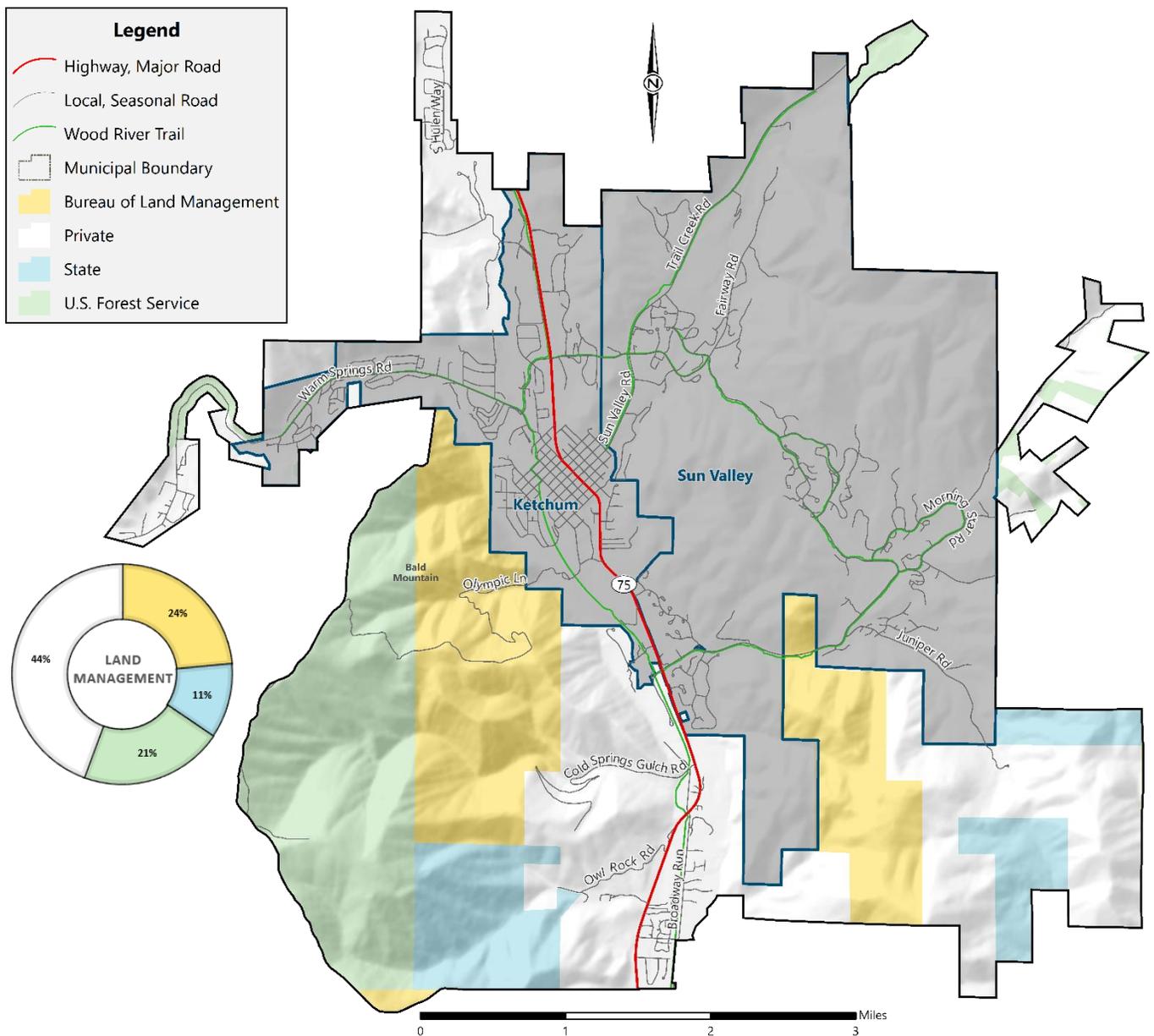
Land Use Characteristics

Ownership/Management

Approximately 45% of the land in the unincorporated portion of the subarea is federally managed. Nearly the same amount is in private ownership. Approximately 2,240 acres are managed by the Bureau of Land Management (BLM) and just over 2,000 acres are under the jurisdiction of the US Forest Service (USFS). Approximately 1,045 acres of State land are located in this subarea. The majority of the publicly managed land is on Bald Mountain as seen in the map below.

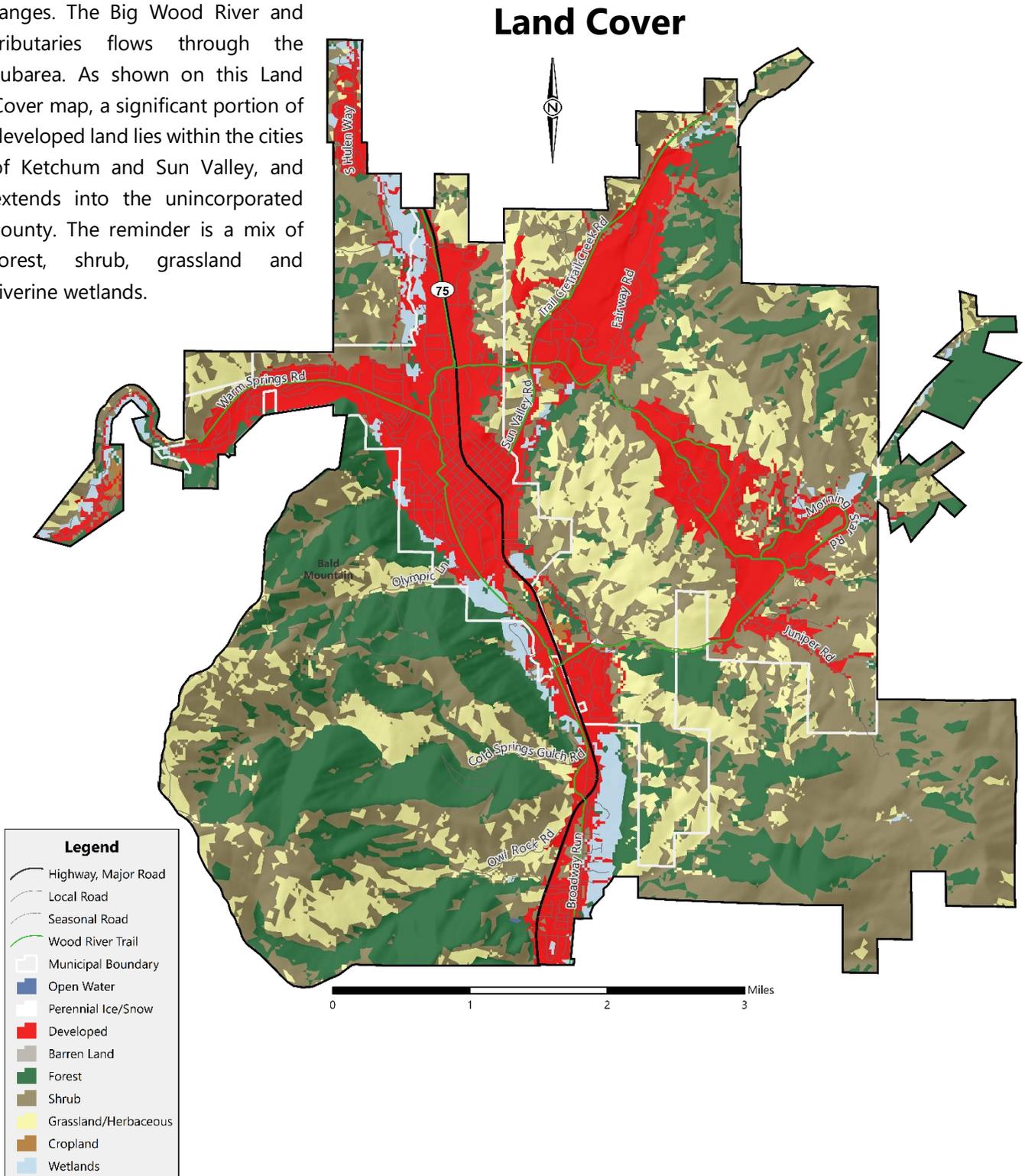
In the unincorporated county, there are 500 privately held land parcels, comprising 4,222 acres. An additional 190 residences are mobile or manufactured homes within six mobile/ manufactured home parks.

Land Ownership/Management



Land Cover

This subarea includes Bald Mountain and foothills of the Smoky and Pioneer mountain ranges. The Big Wood River and tributaries flows through the subarea. As shown on this Land Cover map, a significant portion of developed land lies within the cities of Ketchum and Sun Valley, and extends into the unincorporated county. The remainder is a mix of forest, shrub, grassland and riverine wetlands.



Source: USGS, National Land Cover Database, 2011

Existing Land Uses

Cities of Ketchum and Sun Valley

This subarea surrounds the resort cities of Ketchum and Sun Valley. These two incorporated cities contain the highest concentration of lodging, restaurants, retail and resort services of all Blaine County cities, and are considered to be the center of the tourist resort economy.

Residential

Residential uses are the primary land use in the subarea, with established residential neighborhoods in the south, west and north. There are a handful of unplatted residential parcels, but most homes are on platted lots within subdivisions. Established neighborhoods include:

Hulen Meadows

The seven phases of the Hulen Meadows subdivision were recorded between 1966 and 1972, prior to any zoning regulations. With 165 lots, it is the largest platted subdivision in unincorporated Blaine County. Surrounded on three sides, the neighborhood is proximate to local trails, the Big Wood River, and the popular Hulen Meadows pond.

Adams Gulch

The Adams Gulch neighborhood contains about 40 lots off Adams Gulch Road and local connecting roads just west of the Big Wood River. The lots range in size from one acre to 34 acres. Adams Gulch Road terminates at the Adams Gulch Trailhead, a Forest Service trailhead with multiple trail connections.

Board's Lower Ranch

Board's Lower Ranch consists of over 80 lots of varying size in the narrow Warm Springs Canyon. The platted lots were created from original leaseholds from the Board family in 1989. The neighborhood lies a mile west of Ketchum city limits, just past Dollar and Penny Lakes.

Broadway Run

The Broadway Run "neighborhood" comprises about 60 lots in numerous separate subdivisions. All connect via small feeder roads to Broadway Run. Most of these subdivisions are adjacent to the Big Wood River on their eastern boundaries.

Cold Springs Subdivision

The Cold Springs Subdivision contains about 70 lots. These were platted in the mid-1970s prior to current zoning and the lot areas are generally a quarter to a third acre. As such they are non-conforming in size.



Photo courtesy The Meadows

Mobile/Manufactured Home Communities

While there are numerous mobile and manufactured homes scattered throughout the County, this subarea includes all of the currently existing mobile/manufactured home communities (parks) in the unincorporated county. (One other mobile/manufactured park is located within the city of Bellevue.)

Name	Land area in acres	Number of MH sites	Zoning
Donaldson (McHanville)	1.55	13	R-4
Sun Tree Hollow (Across from McHanville)	2.1	22 + 4 cabins	R-1
Cold Springs ("Gypsy") (So of St. Luke's)	3.8	10	R-5
McDonald (behind Clear Creek Disposal)	.97	5	LI
Meadows (Broadway Run)	26.9	146	R-4, LI, R-1
Chalet (adj to Cold Springs Sub)	2.59	20+ 6 cabins	R-4

All of these mobile/manufactured home parks are nonconforming as the density exceeds the underlying zoning and there is no specific zoning district for these uses. (See Nonconforming Uses under Issues and Opportunities.)



Photo courtesy The Meadows

Multiple Uses/Vacant - South Gateway Area

The "South Gateway" is an unmapped and informal term, generally referring to the McHanville area with St. Luke's Medical Center complex, the Cold Springs Light Industrial area, and the partially developed land between Highway 75 and Broadway Run. This transitional area in the Highway 75 corridor south of Ketchum and Sun Valley city limits includes multiple land uses and significant vacant land. Most of the South Gateway lies within the County's Community Housing Overlay District.

The County participated with the cities of Ketchum and Sun Valley in a master planning process in 2008, resulting in the South Gateway Master Plan. The goal of this master planning effort was to increase opportunities for community housing and clean up the entrance corridor where the age and repair of some land uses were considered detractants. This plan was never fully implemented, and while a number of housing projects have been approved in this area, few have been built. See more analysis of issues in the Issues and Opportunities portion of this Chapter.

McHanville Mixed Use Area

"McHanville" was informally named for E.V. McHann, a Bannock Indian and former statesman in the Idaho House of Representatives, who owned property and ran the first commercial businesses in that area. For planning purposes, McHanville now typically refers to the narrow area between Highway 75 and Hospital Drive. This area of mixed age buildings contains a variety of residential and light industrial uses, both conforming and non-conforming. In 2013, a 15-unit housing project was constructed as a Community Housing-Planned Unit Development (PUD), with four of the units being rent-restricted. In 2013 and 2015, two businesses have added employee units through the Community Housing-PUD process. This area has been identified as a suitable area for redevelopment and higher-density housing for since 2004.



Photo courtesy St. Luke's Wood River

St. Luke's Wood River Medical Center

St. Luke's Hospital operates 9 facilities in the state, with its primary campus located in Boise. The current Wood River site was purchased in the late 1990s to relocate the County's only hospital - Wood River Medical Center - from Sun Valley to this more central location, and to establish the relationship with St. Luke's Hospital. The hospital was built in 2000 and the adjacent office/clinic building opened in 2006 (see Public Services Chapter for overview of services provided at these facilities). These facilities were approved with a Conditional Use Permit in 1998. One additional building "pad" was approved in the St. Luke's Master Plan CUP, anticipated for office/clinic uses. Development of this "pad" is not anticipated in the near future. The property is zoned Recreation Development and is in the Ketchum Area of City Impact.

Cold Springs Light Industrial Area

The Cold Springs Light Industrial area, comprised of approximately 12 acres, contains the Clear Creek Disposal Headquarters, Sun Valley Animal Clinic and boarding facility, and the McDonald Mobile Home Park. These developments are served by centralized wastewater service via the Meadows Treatment Plant. Clear Creek Disposal, which has been headquartered at this location since the 1960's, upgraded these facilities with a new administration building in 2013. Future plans could include employee housing or additional storage facilities to serve the business.

Resort

The historic Sun Valley Resort and amenities are primarily located in the City of Sun Valley. Sun Valley Company is an economic driver and key landowner in the region, owning over 2,000 acres in the cities of Sun Valley and Ketchum. Bald Mountain Ski Area winter (skiing) and summer (hiking and mountain biking) portals are located in Ketchum at the River Run and Warm Springs base lodges. Mountain operations are located on public lands, utilizing special use permits with the public agencies. Sun Valley Company manages 8,180 acres in and around Bald Mountain under the 2005 Sun Valley Master Plan. Also included in the Master Plan are 1,030 acres in and around Dollar Mountain Ski Area, located within Sun Valley city limits. An amendment to the Master Plan was approved by the US Forest Service in 2007 to accommodate improvements in the Cold Springs portion of the ski area, adding an additional 20% land area to "in-bounds" skiing. These improvements are scheduled for 2020/2021.

At the lower portion of Cold Springs, outside of the developed ski area, Sun Valley Company stores a variety of equipment related to resort operations on 35-acre parcel of private land. This gated area is accessed via Cold Springs Gulch Road, approximately one-half mile west of St. Luke's hospital. This area does not present any notable land use issues for Blaine County.

Other Recreation

In addition to Sun Valley's alpine ski areas, this subarea supports four-season recreational activities including walking, hiking, biking, cross-country skiing, fishing, hunting, horseback riding, camping and picnicking. The majority of recreational amenities are on public lands. Natural trails are managed by land management agencies, and the Wood River Trails multi-use path is managed by the Blaine County Recreation District. The County's role in the development and management of these amenities is indirect; generally, as a project partner. The County has a direct role in permitting access points to the river or public lands on private property in the subdivision process.

Meadows Recreational Vehicle Park

The Meadows Recreational Vehicle Park, located to the west of the Meadows Mobile Home Park, provides 45 seasonal RV sites. This is one of the few RV Parks in Blaine County. The current owner is exploring expansion plans for additional sites.

Boundary Campground and Picnic Area

Managed by the US Forest Service, the 9-site Boundary campground is the only public campground within the subarea, located on Trail Creek Road just east of Sun Valley. The Boundary Picnic Area with parking and pit toilets, serves as a major portal to proximate hikes such as Proctor Mountain and biking on Trail Creek and Corral Creek Roads.



Meadows RV Park –courtesy The Meadows

Penny Lake and Picnic Area

Located approximately two miles west of Ketchum out Warm Springs Road, the USFS-managed Penny Lake and Picnic Area is extremely popular for beginners and young anglers. A vault toilet and six-car parking lot serve the picnic area, and efforts began in 2019 to replace a fishing pier destroyed by an avalanche.

Big Wood River

The Big Wood River flows west of Highway 75 until the bridge north of McHanville (often referred to as "the Hospital Bridge"). The river provides many recreational opportunities including fishing, kayaking, swimming, wading, birdwatching and wildlife viewing. Access points to the river are available in many locations including the Hulen Meadows Pond, the Sun Peak Picnic Area, a few points in the City of Ketchum, near the Hospital Bridge, and at various public access points via recorded or platted easements.



Plein Air Painting at Hulen Meadows Pond - Wendy Jaquet

Regulations

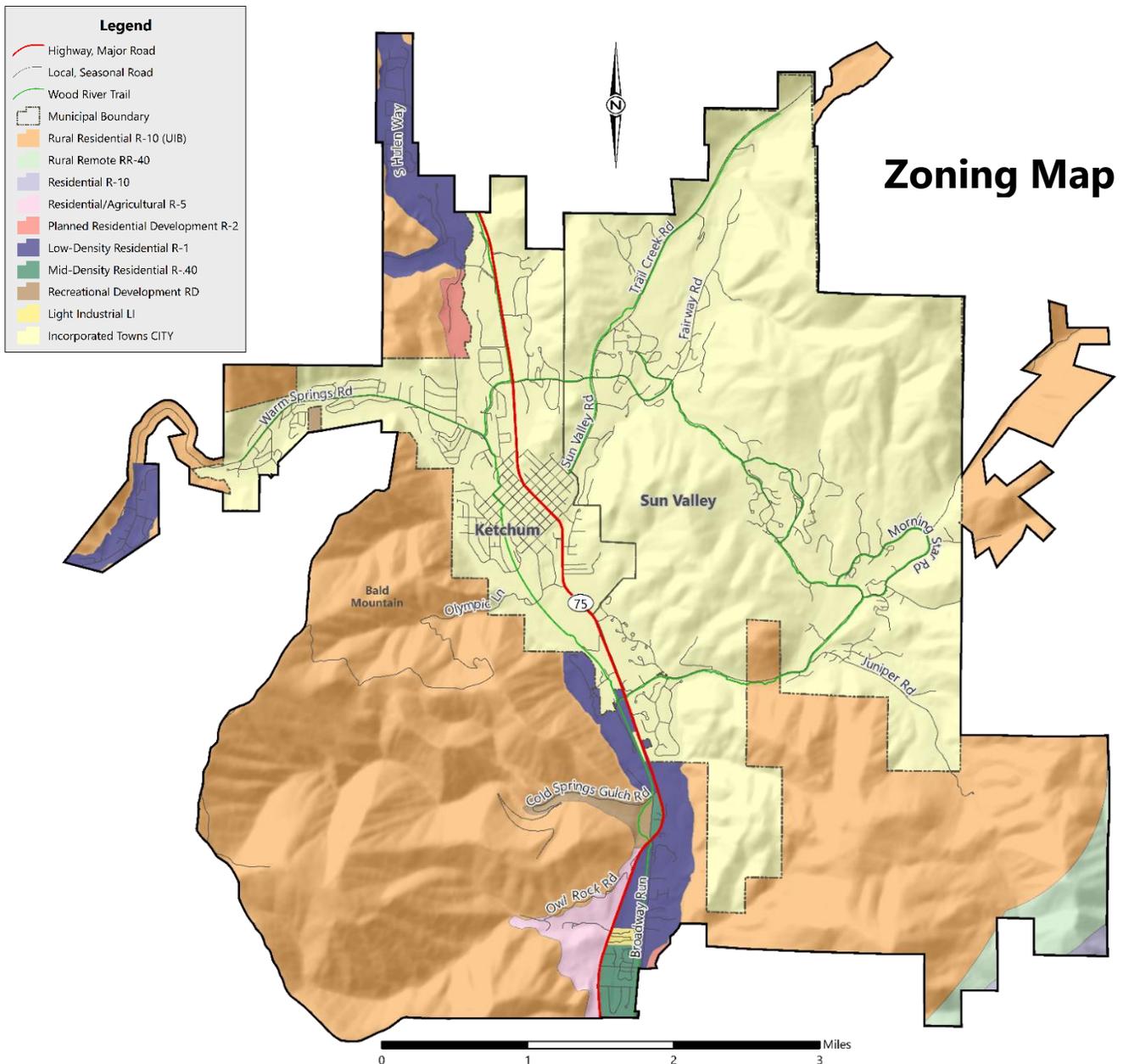
Blaine County Regulations

Comprehensive Plan

The 1994 Comprehensive Plan Land Use Map shows public lands designated as "Rural Remote" and most of the private lands having the "Residential" land use designation. The Cold Springs Light Industrial Area is designated as Industrial. McHanville was designated as a "Special Planning Area" in the 1994 Plan due to its nonconforming uses. Many of those uses have been replaced or have become conforming through the Community Housing PUD process.

Zoning

The subarea is currently zoned primarily Rural Residential (R-10) on public lands. Areas of private land have residential zoning districts: Rural Residential (R-10), Residential/Agricultural (R-5), Planned Residential (R-2), Low Density Residential (R-1) and Mid-Density Residential (R-4). The Cold Springs Light Industrial Area is zoned Light Industrial. St. Luke's Medical Center campus and the bench above St. Luke's are zoned Recreational Development. More appropriate zoning for St. Luke's should be considered. The zoning classifications are shown on the Zoning Districts map below.

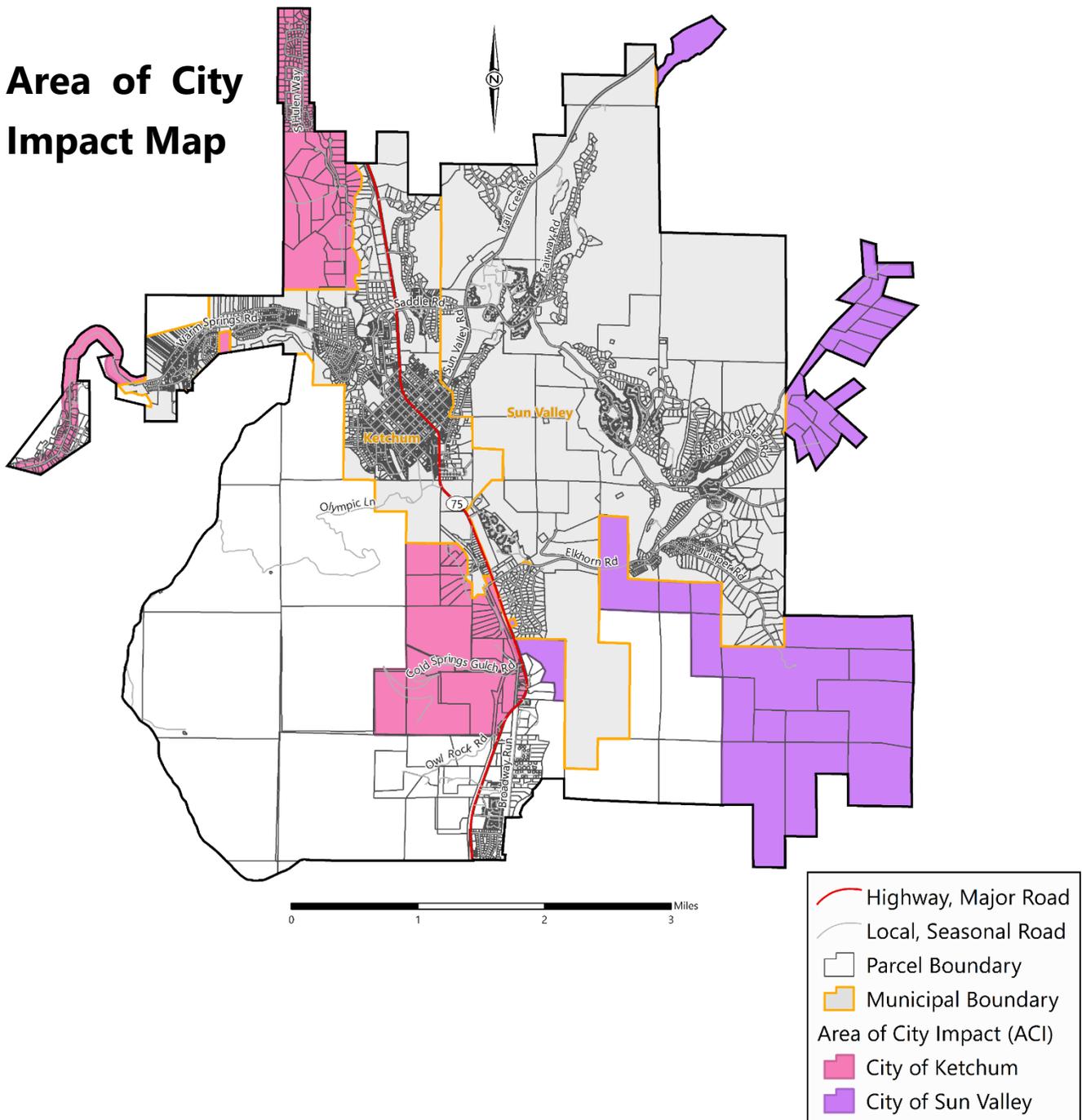


Areas of City Impact

Areas of City Impact (ACI's) for the cities of Ketchum and Sun Valley fall within this subarea. As outlined in Idaho Statute, Areas of City Impact provide for growth of cities, and are negotiated between each city and the County. An updated Sun Valley Area of City Impact was adopted by the City and the County in 2012. Ketchum's Area of City Impact dates to 1994.

These agreements identify additional notice and comment periods for a variety of possible land use applications in the ACI's, so that cities may have a say in land use activity that may occur in areas that might later be annexed. Unincorporated lands within the Area of City Impact are governed by Blaine County. Within City limits, each city applies their own zoning and subdivision regulations.

Area of City Impact Map



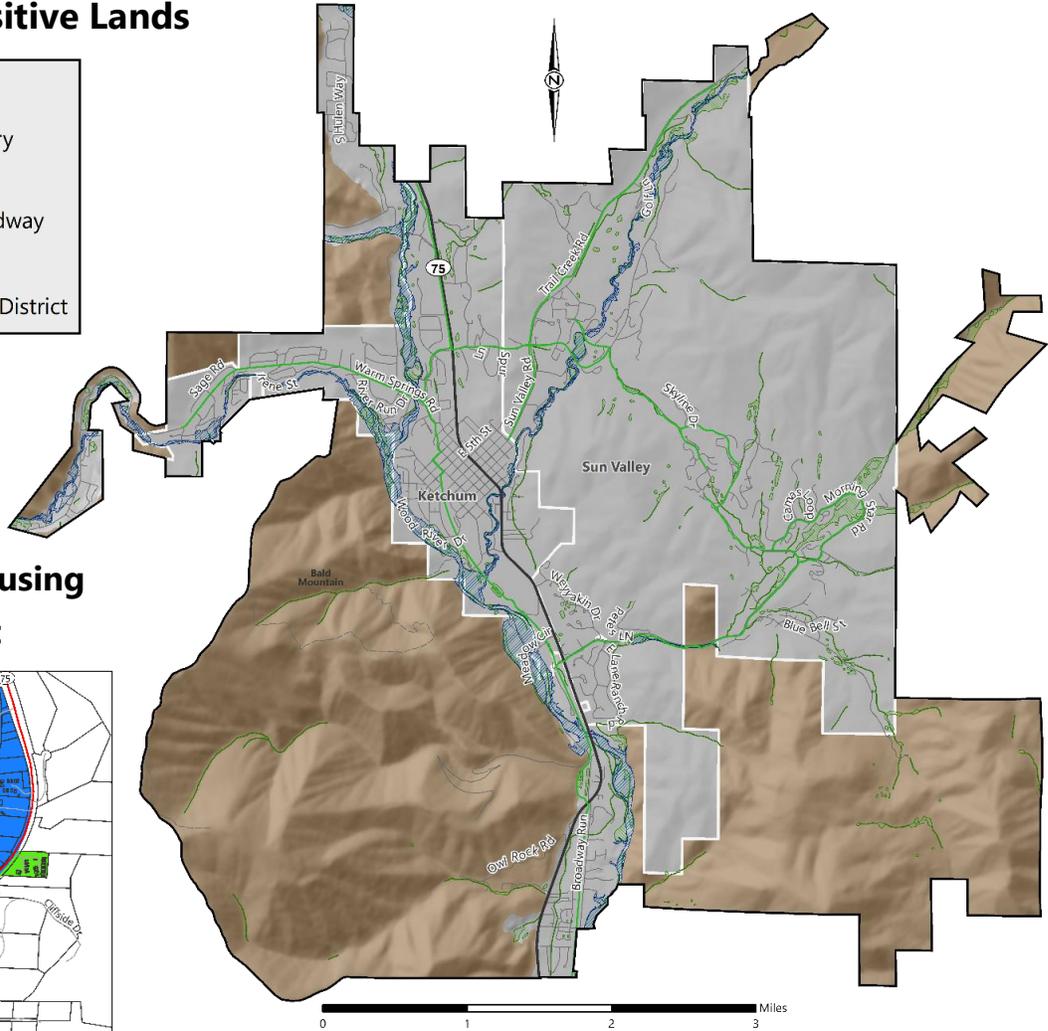
Overlay Districts

Sensitive lands include the Floodplain, Wetland, Mountain and (not mapped county-wide) Avalanche Overlay Districts. The urbanizing land in the South Gateway Area is within the Community Housing Overlay District, described in detail in the Issues and Opportunities section of this Chapter.

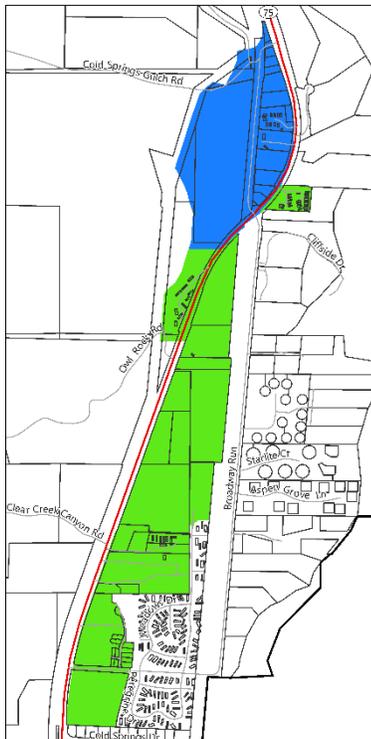
Public Lands Regulations

Public lands are managed by the BLM and USFS. This includes the complex Special Use Permit granted by both agencies to Sun Valley Company for the lift and mountain operations on Bald Mountain for the Sun Valley Resort.

Sensitive Lands



Community Housing Overlay District



Buildout Analysis

To create this analysis, the GIS and Land Use Departments utilized zoning and other informational layers. The Ketchum/Sun Valley subarea is unique in that it includes the Community Housing Overlay District, which affects total possible buildout. The greatest residential development potential is on roughly 35 acres of vacant/redevelopment land within the Community Housing Overlay District.

The Light Industrial zoned lots within the Overlay are being utilized primarily for light industrial uses-- these are more likely to expand as light industry than to redevelop as Community Housing-PUDs. Similarly, the existing mobile home parks are not expected to redevelop as CH-PUDs in the time period of this Plan. The tables below show the residential buildout analysis for the entire subarea and for additional potential units in the CH Overlay.

Ketchum/Sun Valley Study Parcels*				25% Slope Decrease	Floodplain Decrease	Conservation Easement Decrease	Buildout Potential	Existing	Remaining Potential
Zone	Acres	Divider	Units	Units	Units	Units	Units	Units	Units
LI	14.1	0.00	0	0	0	0	0	19	0
R-.4	72.0	0.40	180	0	0	0	180	278	0
R-1	681.9	1.00	682	9	123	38	512	351	161
R-2	55.7	2.00	28	2	0	0	26	4	22
R-5	127.9	5.00	26	6	5	0	15	17	0
R-10	20.7	10.00	2	2	0	0	0	0	0
R-10(UIB)	2,665.5	10.00	267	171	0	0	96	14	82
RD	75.7	0.25	303	81	2	28	192	2	190
RR-40	218.1	40.00	5	4	0	0	1	0	1
	3,931.6		1492	275	130	66	1,021	685	455

*Does not include public lands.

Underlying Zone	Acres	Community Housing Overlay			
		Potential Buildout Units (underlying)	Potential Buildout Units (in CH-PUD)	Existing Units	Remaining Potential Units *
LI	14.1	0	153	19	134
R-.4	19.2	48	265	58	207
R-1	38.6	39	502	5	497
R-5	2.5	1	32	10	22
	74	88	952	92	860

*100 of these are in CH-C (McHanville)

Land Use Map

The proposed land use classification map includes Residential and Rural Remote, as shown on the attached map. This Plan also proposes a new land use classification in the South Gateway area called Urban Transitional.

The Urban Transitional classification recognizes areas that are close to cities, may contain a mix of residential and non-residential uses (institutional, light industrial, recreational), and provide opportunities for growth -- whether in the County or in the city upon future annexation.

Land Use Map – ledger size map here

Issues and Opportunities

Community Input

Multiple kickoff stakeholder meetings were held in November and December 2018, which helped to inform the discussion topics for the online survey and the community meeting. These meetings were well attended, with as many as 25 residents. A “story map” including general background, multiple maps and an online survey was launched in early January 2019 and remained open until April 10, 2019. The community meeting was conducted on February 21, 2019, at the Ketchum Works Building. Approximately 12 citizens attended the meeting – a mix of full-time, part-time and business owners.

The complete online survey results are presented graphically and in table form in the appendix, and certain key results are noted below. A total of 45 respondents participated in the survey. 78% of the survey-takers live full time in the subarea and 82% have lived there at least part time for at least 20 years. Respondents said that they most valued their access to outdoor recreation and natural beauty. Changes in their neighborhood that respondents were most proud of included neighborhood stability, a sense of community with not too many second homes, and property improvements. Changes that concerned them the most included increased density, development, roadway issues and an increase in second homes. When asked specifically about solutions to housing challenges, 42% of respondents strongly favored increasing opportunities for accessory dwelling units, followed by protecting existing mobile home parks (36%). When asked about the Community Housing Overlay, the strongest importance included guidelines for ensuring lower profile (2 story and less) buildings, a master planning process to guide overall development, basing number of units on traffic volume, and planning bike path crossings. Both the online survey results and input at the on-site meetings are reflected in the issues and opportunities listed below.

Community Housing Overlay District

Commitment to community housing. County leaders have, since the early 2000s maintained a commitment to trying to achieve some share of the needed community housing (CH) county-wide. While acknowledging that the highest density and most CH belong within the cities, County leaders saw an opportunity for higher density and the provision of some CH units in the South Gateway area due to the potential access to central water/sewer.

History. The Community Housing Overlay District was first established in 2004. It included a much larger area than today’s overlay district. The location of the overlay district was chosen because of its proximity to jobs in Ketchum & Sun Valley, access to public transportation, potential for access to central water and sewer infrastructure, and the transitional nature of the area with a mix of uses, including the hospital, light industrial, and existing higher density housing. Amendments in 2009 resulted in a smaller overlay, and 5 subdistricts with maximum densities ranging from 12 to 25 units/acre. The most recent amendments, in 2013, resulted in again a smaller area, and maximum overall densities of 15 units/acre in the “Commercial” subdistrict (McHanville - 38 acres total area) and 13 units/acre in the “South” subdistrict (74 acres total). While there are 74 acres in the South subdistrict, only about 40 are considered likely to be targeted for Community Housing PUDs. The 12 acres zoned Light Industrial, the existing mobile home parks (together 10 acres), 5 acres “estate” single-family home parcels, and the Recreation Vehicle Park (6 acres) are considered more likely to remain in their current uses.

Barriers to achieving housing goals. Infrastructure limitations and other barriers have made it difficult to achieve higher density CH in the overlay outside of McHanville.

- *Wastewater treatment.* Mid-Valley Sewer Company (the Meadows treatment plant) was considered the most likely entity to provide wastewater treatment. The existing plant has processing and permitted capacity to serve

approximately 25-50 additional dwelling units. The plant has additional permitted capacity to serve more than that many homes, but would need to develop additional processing capacity, the costs of which are unknown, and would vary depending upon how many more homes are to be served. Sun Valley Water and Sewer District has indicated that they are not likely to extend sewer services any further south than McHanville. This is technically possible but has not been politically feasible.

Smaller “package plants” which provide central wastewater treatment for multiple homes have not been used in this area but are also a possible option. To date none have been proposed. Cost and land area needs may be too high to make this type of infrastructure feasible.

- *Water.* Community wells are likely able to provide adequate water supply for domestic use and fire suppression. A water study in 2012 by Brockway Engineering concluded that the Big Wood alluvial aquifer is “sufficient to supply the maximum water requirement with minimal drawdown at wells within the development boundary,” and that “consumptive use is estimated to be 0.34% of the total groundwater under flow.” (That study is considered conservative as it was for a larger area

than is currently included in the overlay district and with higher potential densities than currently allowed.) The Wood River Valley groundwater flow model, completed by IDWR in 2016 on a much larger geographic scale, may also be a tool for analysis of the aquifer system. Water for adequate “fire flow” would likely need either elevated storage or multiple wells. The Mid Valley Water District has developed one such well.

- *Access.* Vehicular access from Highway 75 is limited due to ITD policy of minimizing approaches. Access to Broadway Run is limited due to BCRD policy of minimizing Wood River Trail (bike path) crossings.
- *Land Cost.* The cost of land, generally high throughout Blaine County, increases with proximity to Ketchum/Sun Valley and the north. Land costs in the CH Overlay may be kept from being among the highest in the County due to the transitional nature of the area, but are higher than those farther south in the County.
- *Legal challenges.* Lawsuits against approved CH projects delayed those projects to the point of no longer being financially viable.



Cold Springs Crossing –Mike Doty

Neighborhoods

Multiple neighborhood-specific issues were identified by residents and property owners during the planning process. These include the following:

Broadway Run Neighborhoods

The area referred to as Broadway Run neighborhoods in this Plan includes all of the small subdivisions east of Broadway Run. The residents of this area have been active in County planning in the vicinity, particularly regarding the Community Housing Overlay. Several residents have stated that they are generally supportive of some reasonable housing development, including affordable units, in the overlay. The uncertainty of what will ultimately be built in this area troubles many of them. A continuing transparent and robust public process is strongly desired. Another stated desire is for additional master planning of the area.

Other concerns expressed by residents related to additional density are water use, water quality, and the carrying capacity of the Wood River Valley Aquifer.

The Big Wood River is an amenity in this neighborhood. However, trespassing has sometimes occurred. Public access information and education could help to alleviate impacts on neighborhoods.

Most of the residents are generally satisfied with the existing uses and the redevelopment in McHanville. They have found that the St. Luke's Campus and the area mobile/manufactured home parks, including the large Meadows, have been good neighbors.

Warm Springs

The 84 lots in Board's Lower Ranch were created from original leaseholds from the Board family. Since platting the lots in 1989, most residents have purchased their lots with only one known remaining leasehold. The conversion from leasehold to ownership has increased full-time residency in the neighborhood.

The narrow canyon contains avalanche and riparian/floodplain hazards and constraints, which affect many of the properties as well as access. The area is periodically closed due to both avalanches and flooding. These dangers affect road service and access for emergency service workers. As a courtesy, Sawtooth Avalanche Center has been notifying the Road and Bridge department when avalanche danger is high. Some residents suggest that this should be a policy; however, it was noted that it is not the Avalanche Center's job to forecast for the urban interface. Public education about avalanches and a study of avalanche hazards for roadways was suggested.

Several additional concerns are associated with roadways. Increased full-time residency in Board's Lower Ranch and other areas farther out Warm Springs, as well as tourist trips (mostly to Frenchman's Bend Hot Springs), has resulted in higher traffic levels and speeds. The lack of a centerline on Warm Springs Road can make travel (particularly in the winter) dangerous on curves. Internal roads in the neighborhood were not designed adequately for fire truck turning radius.

Neighbors also expressed concern over the number and age of septic systems on these generally small lots close to Warm Springs Creek - noting that future connection to a municipal system may be desirable.



Warm Springs Road Avalanche Debris 2019 -

Hulen Meadows

Residents of this large and well established subdivision value their nearby amenities. Some believe that because the neighborhood is completely platted and mostly built out and is too distant from municipal water and sewer infrastructure to make connection financially feasible, Hulen Meadows should be removed from Ketchum's Area of City Impact.

Residents find the narrow roadways to be part of the neighborhood's character. Some have concerns over right-of-way management as it relates to potential street widening.

Tourism and Recreation

The Sun Valley Resort is a significant driver in the local economy. Most land use issues related to resort development and expansion are within Ketchum and Sun Valley city limits or under the purview of the Bald Mountain Master Plan, managed by the US Forest Service. Beyond the resort itself and in the unincorporated County, the subarea offers several recreation opportunities for tourists and residents.

Hiking and biking

The Wood River Trails multi-use path extends from its northern terminus at Hulen Meadows, through Ketchum and Sun Valley/Elkhorn, and south through the subarea on the old railroad right-of-way. Several other popular trails including those originating at the Adams Gulch trailhead are found in this subarea.



Photo credit - Carol Waller

RV camping

As of spring 2019, the owners of the Meadows RV Park are exploring expansion the 45-site park with additional sites. Expansion of recreational vehicle camping is supported in the Recreation Chapter of this Plan.

Recreational river access

This subarea features numerous access points to the Big Wood River, Warm Springs Creek, and Trail Creek. The Big Wood in particular is popular for fishing and swimming. The Hulen Meadows Pond serves multiple uses including recreation. River access issues include, in some cases, lack of formal access easements. Vehicular parking sometimes infringes on neighborhoods. More information about legal public access points and public education may be beneficial.

River and Floodplain

The same waterways that provide recreation also present flooding and riparian issues. The Big Wood River flows through this subarea for roughly seven miles, Warm Springs Creek approximately 4 miles and Trail Creek approximately 3½ miles (including the reaches through the cities). Along these stretches, multiple entities have jurisdiction over the rivers/streams. The cities typically have smaller setbacks and riparian areas. Development and activities within these areas may have downstream impacts. The County seeks to coordinate with the cities when possible, including river studies on a reach basis.

Warm Springs Creek in particular is prone to flooding in areas of homes and local streets. As noted above, the neighborhoods along the creek can be cut off from services during high water. Significant damage occurred during the 2017 floods with multiple emergency Stream Alteration Permits issued, and follow-up permits and restoration required.

Similarly, significant 2017 flooding occurred on the Big Wood River in the vicinity of the Hospital Bridge, resulting in Stream Alteration Permits and follow-up restoration projects.

Sun Peak Preserve (Hulen Meadows Pond)

The Hulen Meadows Pond, created in the early 1990s, has served both flood control/sediment basin purposes and as a recreational site. Over the decades and especially in the 2017 flood, the area of the pond has suffered from severe erosion, deposition, and lateral channel migration. In 2018, Hulen Meadows residents began working with the Wood River Land Trust and the BLM on primarily natural solutions to the functionality of the pond. See further discussion in the Appendix.



Fall at Hulen Meadows Pond - Sarah Michael

Infrastructure and service provision

Because this subarea surrounds the cities of Ketchum and Sun Valley, residents benefit from proximate public services and amenities. Issues and opportunities include:

Roads

State Highway 75 runs through the subarea and is Ketchum's Main Street. The County's code governs lands within 100 feet of this scenic corridor, with smaller setbacks allowed in McHanville. Significant improvements to the South Gateway stretch of Highway 75 were completed in 2018 as part of a multi-year project, including resurfacing, widening, addition of turn lanes, and drainage structures. Access points onto the highway continue to be very limited,

however. Citizens have noted that the highway shows signs of wear every spring, and needs a higher level of routine maintenance due to harsh winters combined with steady traffic volume.

The primary County roads are Warm Springs Road (past Ketchum City limits), Broadway Run and Hospital Drive. A number of County roads also serve subdivisions: all streets in Hulen Meadows, Adams Gulch Road (past city limits), River Ranch Road in Lane Ranch Sub #1, the streets in Cold Springs subdivision. Only a small county-maintained portion of Trail Creek Road lies within this subarea.

Avalanches can seasonally affect travel, road maintenance and emergency services out Warm Springs Road including near Penny Lake. The Sawtooth Avalanche Center notifies the Road and Bridge department when avalanche danger is high. Flooding of private streets within Board's Lower Ranch is also a danger.

The narrowness of the streets in Hulen Meadows are valued by the residents, but intrusions into the public right-of-way can create difficulties for maintenance crews. New encroachments are dealt with on a case-by-case basis. Dangerous encroachments and changes to drainage are particular challenges that require resolution.

A new bridge over the Big Wood River on Adam's Gulch Road was completed in 2018. The angle of the bridge was changed to better allow river flow. It also has a slightly wider roadbed providing greater safety and room for non-vehicular travel.

A sidewalk on the east side of Hospital Drive is desired to improve pedestrian safety in this busy, multi-use area.

Transit Service

Mountain Rides provides regular bus service south of Ketchum via the Valley Route. The seasonal route to Galena Lodge currently does not stop at Hulen Meadows. Service does not extend west as far as Board's Lower Ranch.

Water and Wastewater

This subarea is unique in that several homes and businesses are served by central water and sewer infrastructure. Sun Valley Water & Sewer District serves McHanville and the hospital campus. The District has no plans to extend service farther south. The Meadows treatment plant, operated by the Mid-Valley Sewer District, serves all of the units in the Meadows Mobile Home Park, the dwellings in Quail Creek, and some units in the light industrial area. Added processing capacity is limited without the investment of additional capital, the cost of which is unknown at this time. Community wells, managed by the Mid-Valley Water District, provide central water for the units with central sewer.

Elsewhere in the subarea, as in most of the County, nearly all homes are served by individual septic systems. Several community wells are found in the subarea (Hulen Meadows, Cold Springs Subdivision, and mobile/manufactured home parks), though most homes have individual wells.

Fire Protection

This area is served by the Ketchum Rural Fire District. District regulations regarding firefighting water supply and pressure, access and distance between buildings - as well as adequate equipment - are key factors in land use planning and density. The District has stated that fire protection requirements should not be used as a tool to control growth. Rather, they will advise regarding life/safety requirements for County approved projects. Access limitations are also noted in areas such as in Cold Springs Gulch above the hospital. Cold Springs Gulch Road serves as an alternate access to the east Baldy area.



Photo credit - WR Rural Fire

Non-conforming uses

As noted earlier in this Chapter, all of the mobile/manufactured home parks in this subarea are nonconforming. These communities are providing a critical housing need, and this Plan seeks to preserve their use. Options include creating a zone district for Mobile Home Parks, or other regulatory strategies to bring their use into conformance.

In addition to the mobile home park in McHanville, the associated Blue Haven duplexes/homes are non-conforming in density. The Cold Springs Business Park in McHanville has number of nonconforming light industrial uses. (Two other light industrial uses have become conforming through the CH-PUD process, by providing rent-restricted employee housing.)

Area of City Impact (ACI)

Sun Valley ACI

The Blaine County/Sun Valley Area of City Impact (ACI) ordinances were updated and adopted through the statute-defined process in 2012. It is considered up to date. The areas of land in the ACI are briefly described below:

- A small area off Trail Creek Road is included in the ACI map. The land is owned by the USFS but may be contemplated for Sun Valley Resort golf course expansion.
- There are only a handful of mining claims on 10 tax parcels, all in the Parker Gulch area. These mining claim parcels are unique in that they are nearly adjacent to the city of Sun Valley and within their ACI. Two of the parcels have homes on them: one along Parker Gulch Road and one at the end of Keystone Street. All of the parcels are located in the Mountain Overlay District, so additional development would be very limited unless the parcels are annexed into Sun Valley.
- Another large area of Sun Valley's ACI lies south of the Elkhorn neighborhood; it is a mix of public and private land and is entirely in the County's Mountain Overlay District.
- A 65-acre unbuildable river and hillside parcel, just south of the Lane Ranch subdivision, owned by Idaho Park Foundation, is also included in Sun Valley's ACI.

Ketchum ACI

The Blaine County/Ketchum ACI ordinances adopted in 1994 are outdated both in terms of the maps and the identified plans and codes. Several areas within the original ACI have been annexed into the city, most notably the River Run base lodge area. Other areas remaining in the ACI are described briefly below:

- Hulen Meadows is an established, nearly built out subdivision. Residents consider annexation unlikely and some have expressed a desire to be removed from Ketchum's ACI. Contiguous to

Hulen Meadows, the Adams Gulch area is also contained in the ACI.

- Ketchum's ACI extends west to include Board's Lower Ranch. Interest in future annexation is unknown but connecting into Ketchum's municipal wastewater system was expressed by some residents as a potential solution for septic systems on small lots and in the floodplain.
- The largest remaining area is south of the city and includes McHanville and south to and including the Cold Springs ("Gypsy") Mobile Home Park, and west to BLM land on Bald Mountain. The Cold Springs "bench" above the hospital campus includes roughly 20 acres of relatively flat, vacant land, which has been explored over the years as a possible area for housing. Avalanche and access issues were identified as barriers to denser housing and would need to be fully vetted for this bench area to be developed, whether in the County or in the city upon annexation.



Photo credit – Gadd Ray Visit SV

Desired Outcomes

Policy Statements

- K/SV-1 The County is committed to the Community Housing Overlay District and providing for increased density in exchange for deed restricted Community Housing. Continue to examine improvements to the Community Housing Overlay District ordinance that could make community housing development more feasible. Consider infrastructure master planning.
- K/SV-2 Increase allowable densities in the CH Overlay - Commercial subdistrict (McHanville area), which is served by Sun Valley Water and Sewer District and has off-highway access via Hospital Drive.
- K/SV-3 Explore the concept of community/employee housing or other uses on the Cold Springs Bench. Work with the Ketchum Rural Fire District to explore access issues on the Cold Springs Bench. Examine the extent of avalanche hazards in the area.
- K/SV-4 Work with ITD to improve Highway 75 pedestrian safety, especially at the Hospital Drive traffic signal, and on the highway maintenance schedule and status within state road priority projects for this area.
- K/SV-5 Make mobile/manufactured home parks in the subarea conforming, either through a new zoning district or other regulatory tools.
- K/SV-6 Expand the opportunity for employee housing in the Light Industrial zone.
- K/SV-7 Work with South Central Public Health District to expand opportunities for Accessory Dwelling Units and explore incentives for owners renting ADUs as long-term housing units for the local workforce.
- K/SV-8 Support the implementation of the St. Luke's Master Plan, and encourage employee housing. Consider rezoning the St. Luke's Hospital campus to a zone district more representative of the approved uses.

- K/SV-9 Continue to uphold and improve policies and regulations that protect the natural characteristics and encourage restoration of the Big Wood River, Trail Creek and Warm Springs Creek in the reaches of this subarea, while allowing property owners to protect their homes. Work with the cities to increase riparian setbacks and manage stream alterations as may be feasible within City limits.
- K/SV-10 Cooperate with Hulen Meadows residents, the BLM and the WRLT in their efforts to implement a restoration strategy that will improve the aesthetic, functional, and recreational values of the Pond at Sun Peak and that reach of the Big Wood.
- K/SV-11 Continue to protect public access to rivers and streams. Work with river access partners and users to provide public information and education about recreational river access, which would help to discourage trespassing.
- K/SV-12 Consider a study of avalanche hazards for roadways in the Warm Springs area. Create a formal policy between the Road and Bridge Department and the Avalanche Center for information related to winter maintenance activities in the Warm Springs area.
- K/SV-13 Work with the City of Ketchum to update Area of City Impact ordinances and modify ACI boundaries in ways that complement City growth and County land use goals. Consideration of future extension of central water and/or wastewater systems to Board's Lower Ranch should be part of this discussion.

APPENDIX

Big Wood River/Sun Peak Preserve (Hulen Meadows Pond)

The Hulen Meadows Pond was created in 1992 when the Idaho Transportation Department dug a gravel pit in this location in order to widen the shoulders on Highway 75. A small asphalt mill was temporarily constructed in the area. After construction, the City of Ketchum contracted with a river hydrologist to look at slowing this stretch of the river for flood control purposes. Drop structures were added, resulting in water being diverted into the gravel pit, which was planned to be used as a sediment basin. The consultant had advised that the sediment basin, renamed the Hulen Meadows Pond, would fill with sediment and need regular maintenance to be maintained as a pond. The pond functioned for 20+ years as a recreational facility for kayak practice and dog walkers. The pond effectively filled with sediment in the 2017 flood of the Big Wood River. Severe erosion, deposition, and lateral channel migration in the area of the pond and surrounding river reach highlight the need for systemic improvements that protect private property and infrastructure while accommodating natural river function.

In the late 2000's, the City of Ketchum worked with the BLM, Hulen Meadows landowners and other interested parties on the concept of a whitewater park at the pond location. This effort was eventually abandoned due to costs, scope and neighborhood concerns about intensity of uses.

Most recently, the Hulen Meadows residents are working with the Wood River Land Trust and the BLM on a more natural solution to the pond. This concept would focus on rehabilitation of the Big Wood River main channel south of the Hulen Meadows Bridge. The remains of the Hulen Meadows pond would have a "terrace" separating the pond from the river with a culvert exiting through the old flood channel. This would create natural areas of woody debris to capture sediment in the main channel, reducing sediment load in the pond. The parties are proposing that the area be renamed Sun Peak Preserve to reflect its more natural condition, and to broaden its value to all north valley residents and guests as an important recreational resource. A report commissioned by the WRLT (summary below) identifies a restoration strategy that will improve the aesthetic, functional, and recreational values of this portion of the river. The strategy addresses channel instabilities, severe bank erosion rates, and discontinuity in sediment

transport regime while improving conditions in Hulen Meadows Pond for wading, swimming, dog walking, kayaking and other recreational uses as well as fire protection purposes, having served as an important source of water for fighting nearby forest fires. The restoration designs outlined in the report are intended to enhance fluvial functions while identifying alternatives for long-term recreational uses of the site and minimizing maintenance requirements. Federal funding is being sought for the project.

Wood River Land Trust Study (Summary) - [add link to Concept Design Report](#)

In 2018, the Wood River Land Trust commissioned a study of an approximately 2,000-foot reach of the Big Wood River north of Ketchum near the Hulen Meadows Pond. The river in this area has been directly altered by various man-made activities: development encroachment on the floodplain; clearing of riparian vegetation; removal of instream woody debris; channel straightening; construction and maintenance of flood control berms and levees; installation of rip rap and bank armoring; and the establishment of transportation crossings. The river was straightened and laterally confined through this stretch during the Highway 75 reconstruction in the 1980s and 1990s. Borrow pits were excavated in the project area to supply gravel for the highway reconstruction. These borrow pits, including Hulen Meadows Pond, were configured and described as sediment traps along the Big Wood River. The stream channel in this portion of the Big Wood is slightly entrenched, has a very high width/depth ratio, and has low sinuosity. The bridge crossing on the West Sage Road (entrance to Hulen Meadows) precludes floodplain conveyance and constricts the movement of floodwaters.

The large magnitude flood (greater than 50-year return interval) experienced in the Big Wood River in 2017 resulted in widespread changes in the river corridor, and dramatic erosion and deposition in this river stretch.

The multiple, prolonged, large peaks in flood flows caused extensive bank and bed erosion. The low gradient and excessive channel width proximate to the Hulen Meadows pond cause reduced flow velocities that result in a dramatic loss of sediment transport capacity. As a result, widespread sediment deposition occurred during the 2017 flood in both the pond and the upstream river channel. The study identifies holistic and long-term solutions that address local river instability in this area.