



CITY OF KETCHUM, IDAHO
SPECIAL MEETING - JOINT MEETING OF THE CITY COUNCIL AND PLANNING AND
ZONING COMMISSION
Tuesday, November 15, 2022, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

We welcome you to watch Council Meetings via live stream.

You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/84742596178>
Webinar ID: 847 4259 6178
2. Address the Council and Commission in person at City Hall.
3. Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*).

This agenda is subject to revisions. All revisions will be underlined.

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

CALL TO ORDER: By Mayor Neil Bradshaw

ROLL CALL:

Pursuant to Idaho Code Section 74-204(4), all agenda items are action items, and a vote may be taken on these items.

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

1. Public comment submitted to City of Ketchum

NEW BUSINESS:

2. Warm Springs Preserve Master Planning
3. Presentation by Superbloom and Rio ASE regarding updated concept design and summary of November 14th public open house results
4. Questions from City Council and Planning & Zoning Commission
5. Public Feedback

6. Direction from City Council and Planning & Zoning Commission regarding updated concept and next steps

ADJOURNMENT:

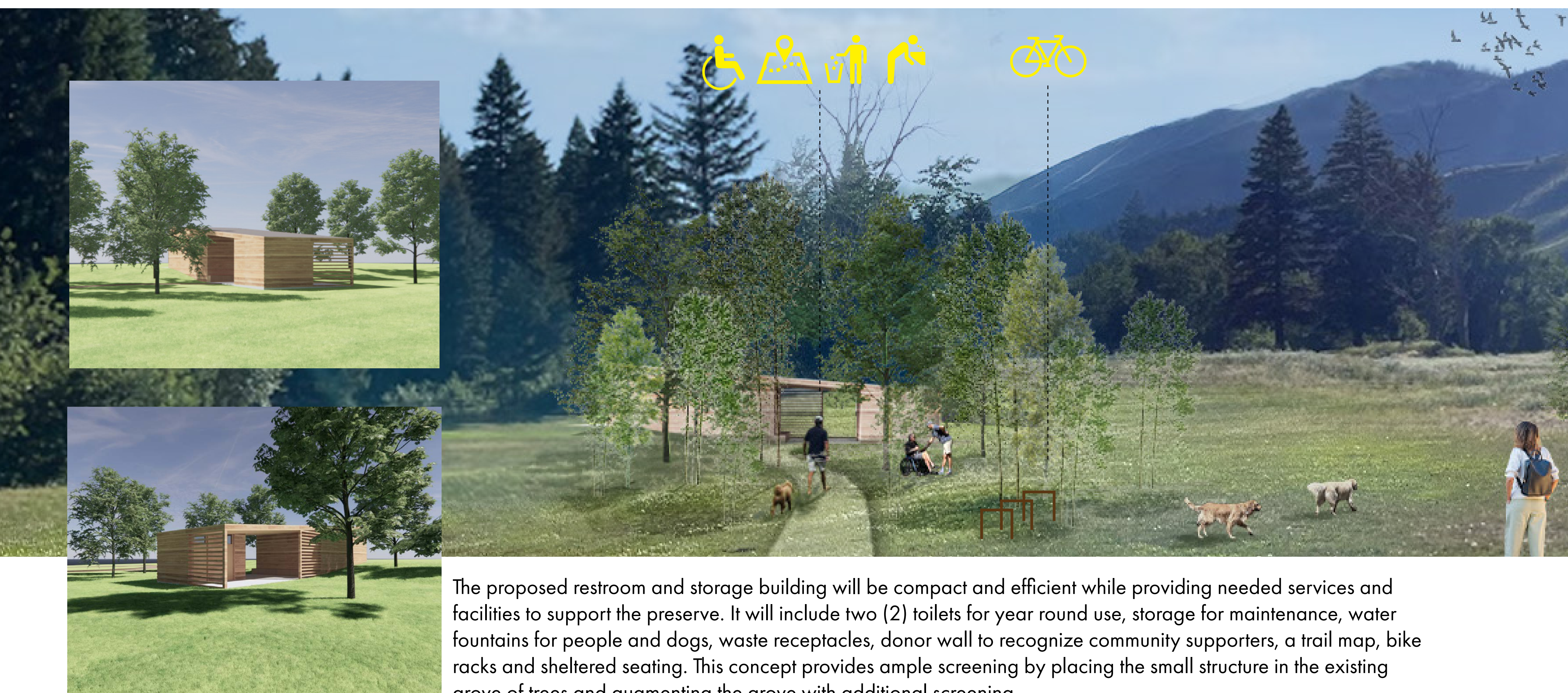
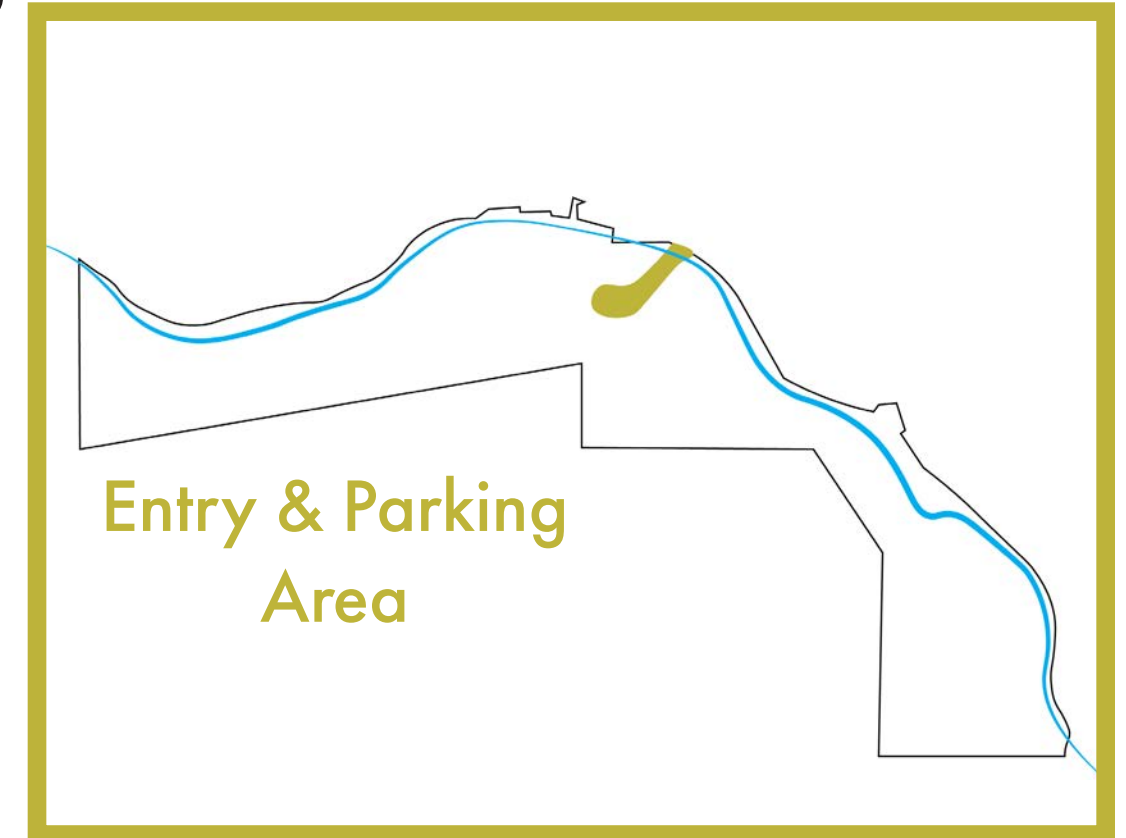
Opportunity Area

Entry, Parking & Facilities

What's planned:

To improve the existing parking area and reduce maintenance, the design proposes to pave the parking lot; adjust its shape to increase efficiency; provide handicap accessible spaces.

- Two (2) year-round public toilets
- 1,000 sq. ft. (max) storage building for maintenance equipment
- Donor Recognition Wall (\$1,000+)
- History and Preserve Map
- Bike Racks
- Leash Hook Board

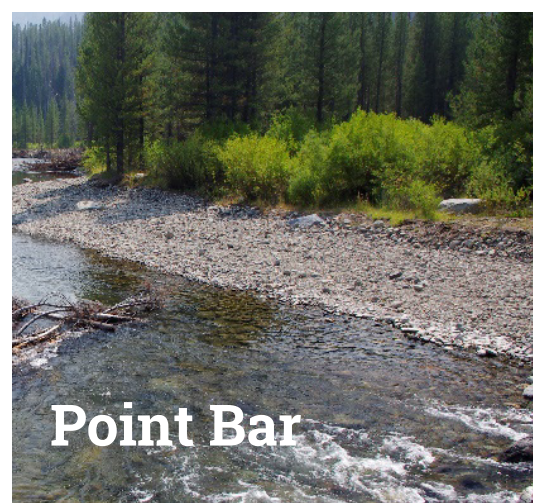
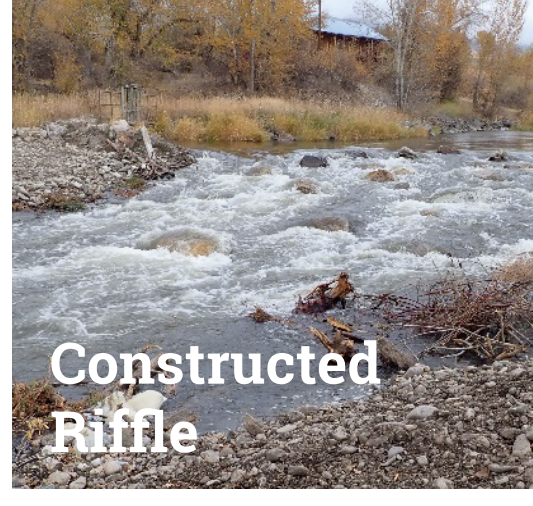
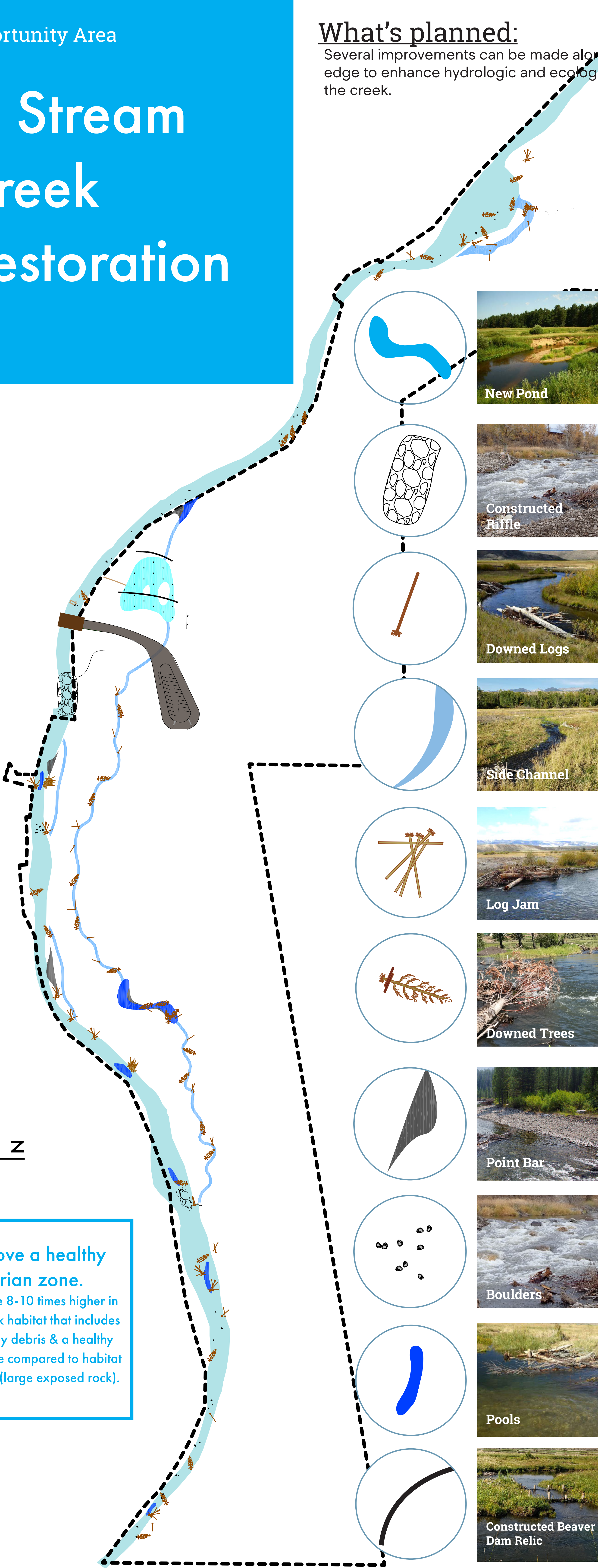
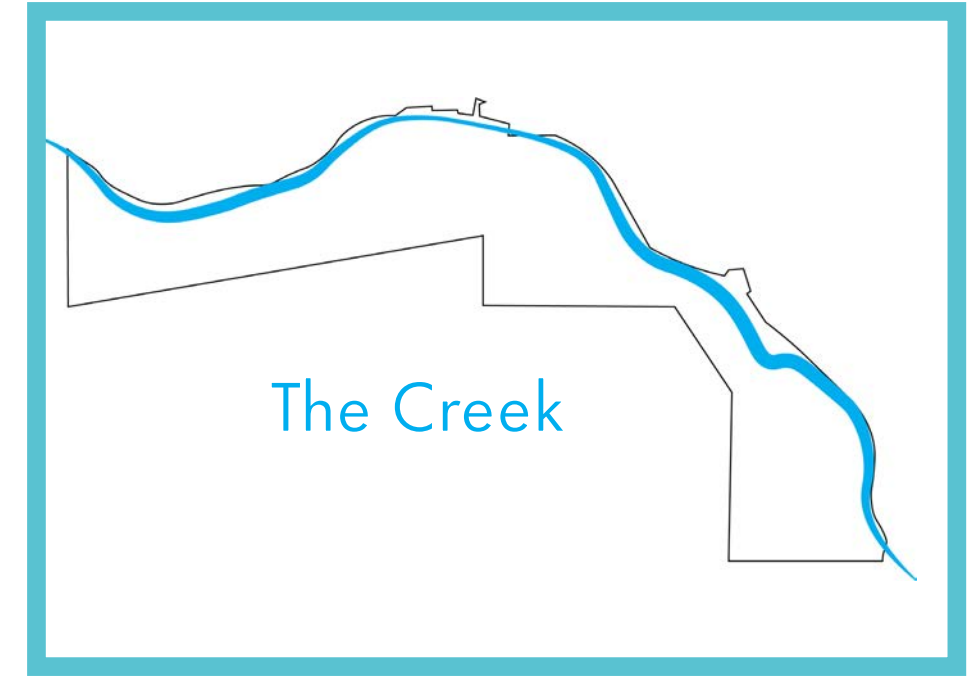


Opportunity Area

In Stream Creek Restoration

What's planned:

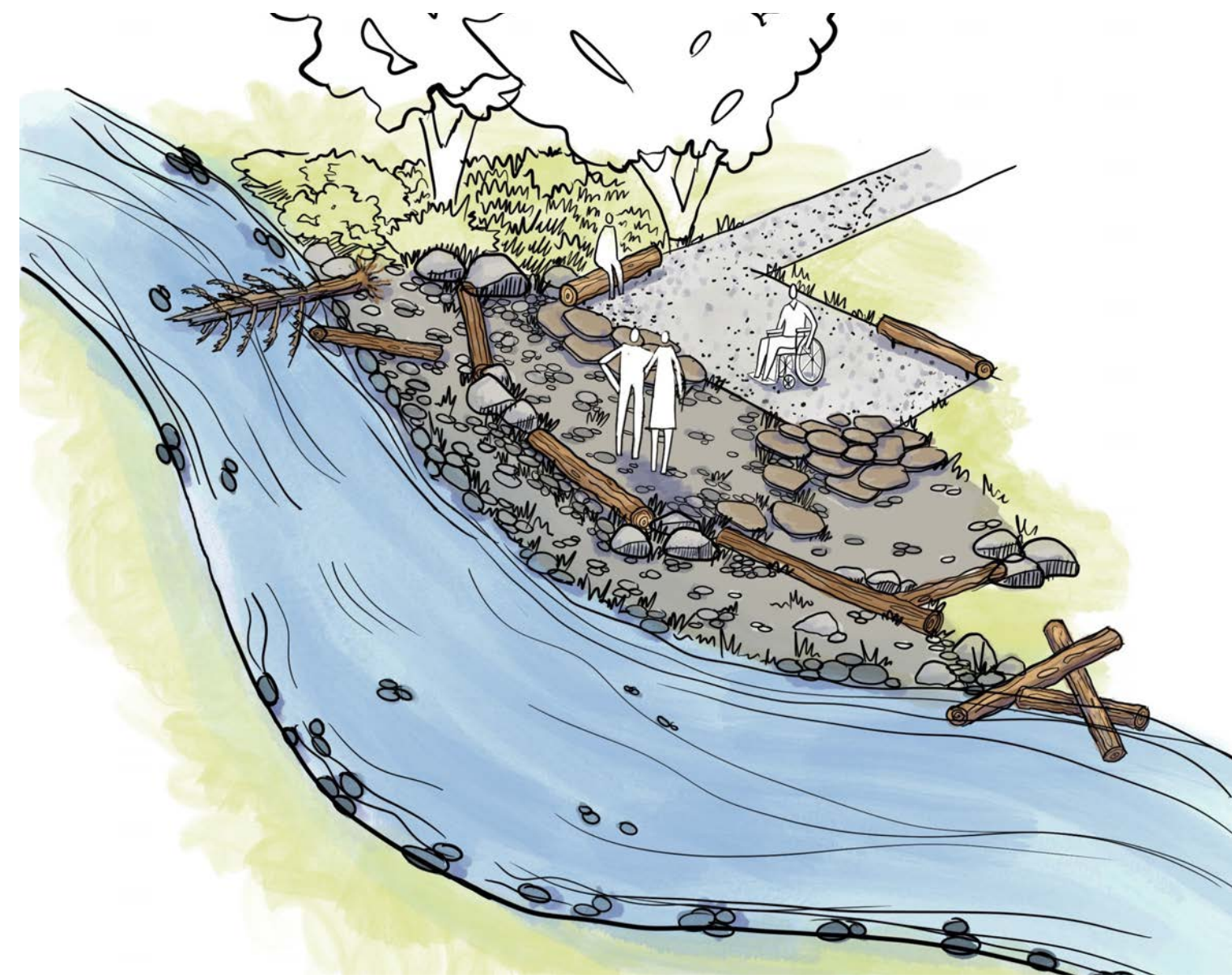
Several improvements can be made along the creek edge to enhance hydrologic and ecological health of the creek.



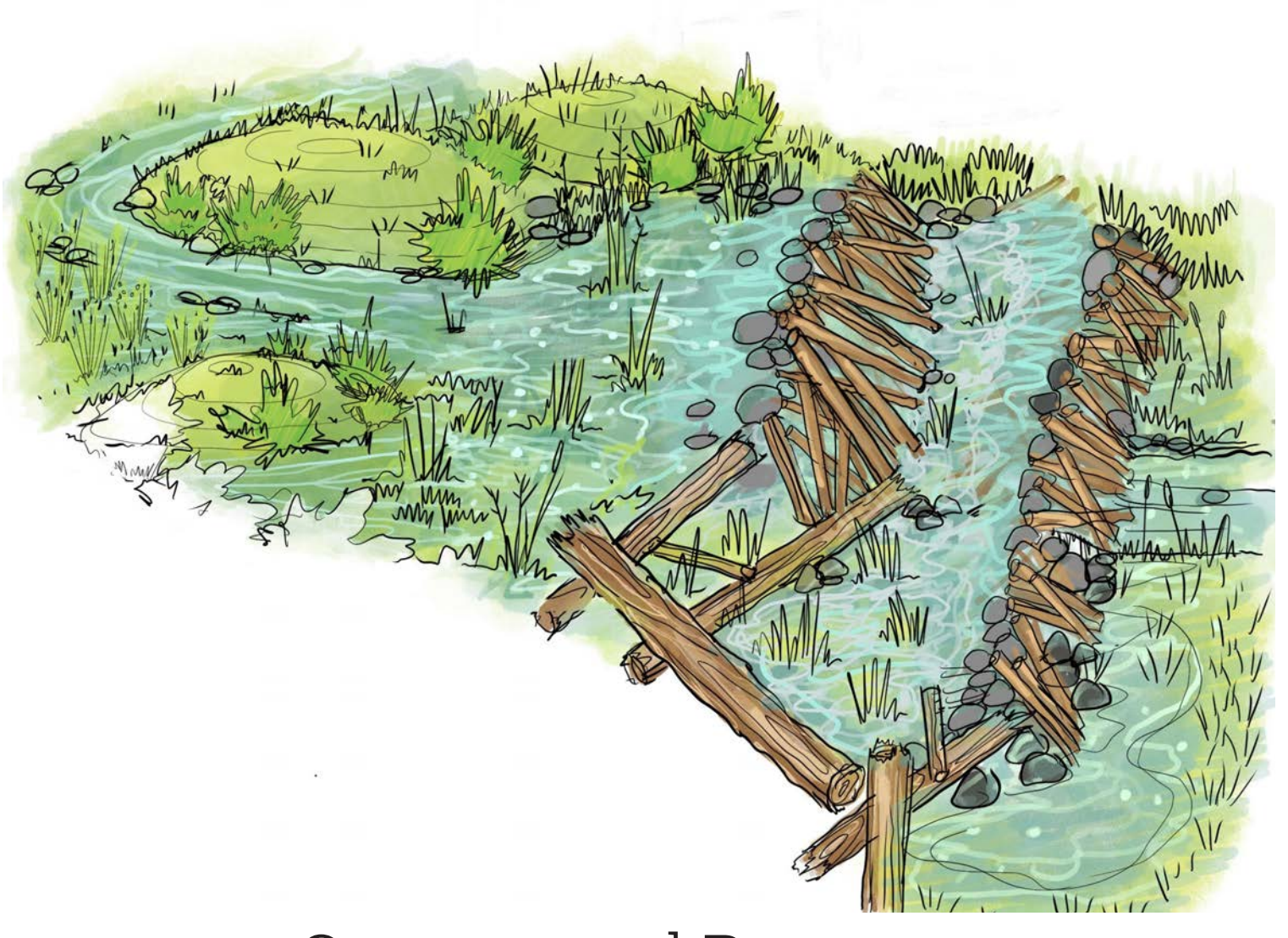
- Improved fish habitat
- Modifications will create more pools and off channel areas for fish rearing
- Greater floodplain connection
- Native riparian vegetation



Footbridge Crossing



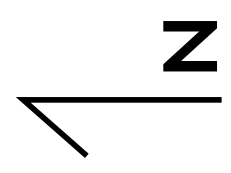
Point Bar River Access Point



Constructed Beaver Dam Relic

Trout love a healthy riparian zone.

Densities are 8-10 times higher in healthy creek habitat that includes large woody debris & a healthy riparian zone compared to habitat with rip-rap (large exposed rock).



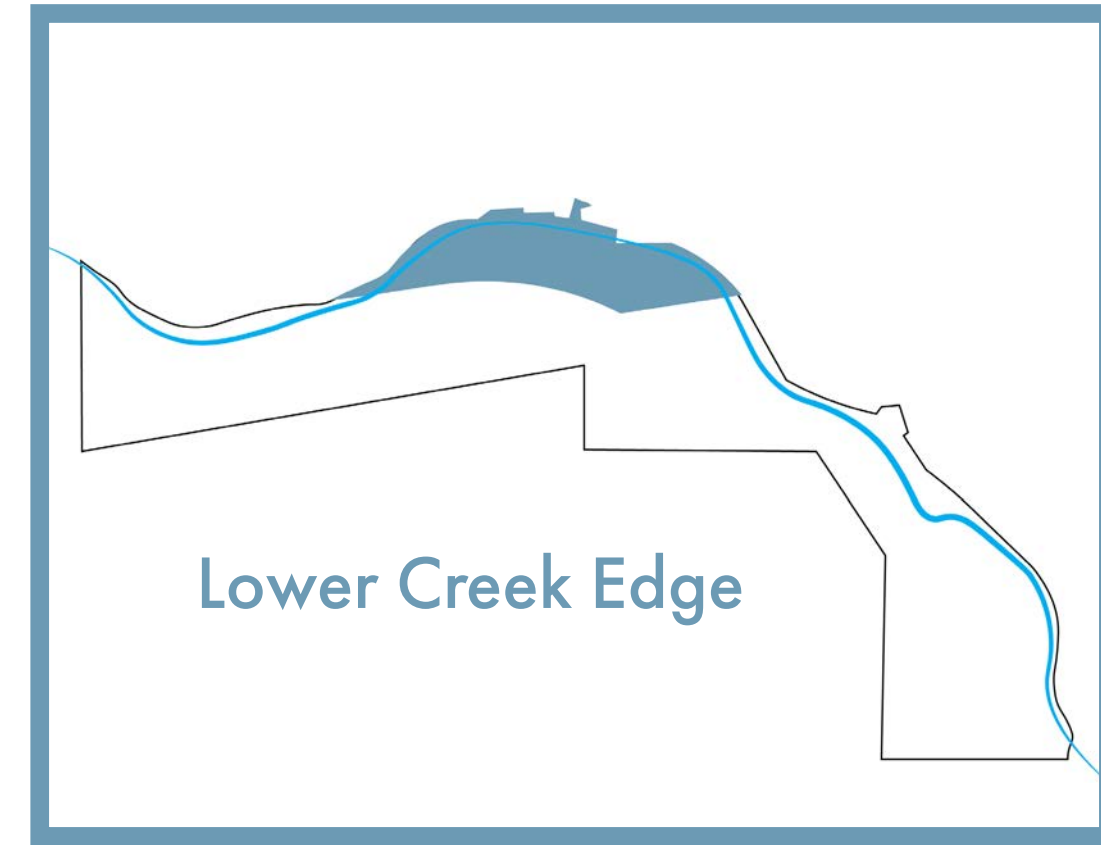
Opportunity Area

Enhanced Floodplain & Lower Creek Edge

What's planned:

The lower creek edge area is proposed to expand and enhance the floodplain to restore ecological services and wildlife habitat. Excavated materials can be utilized as berms in the middle terrace creating microclimates for the native plants.

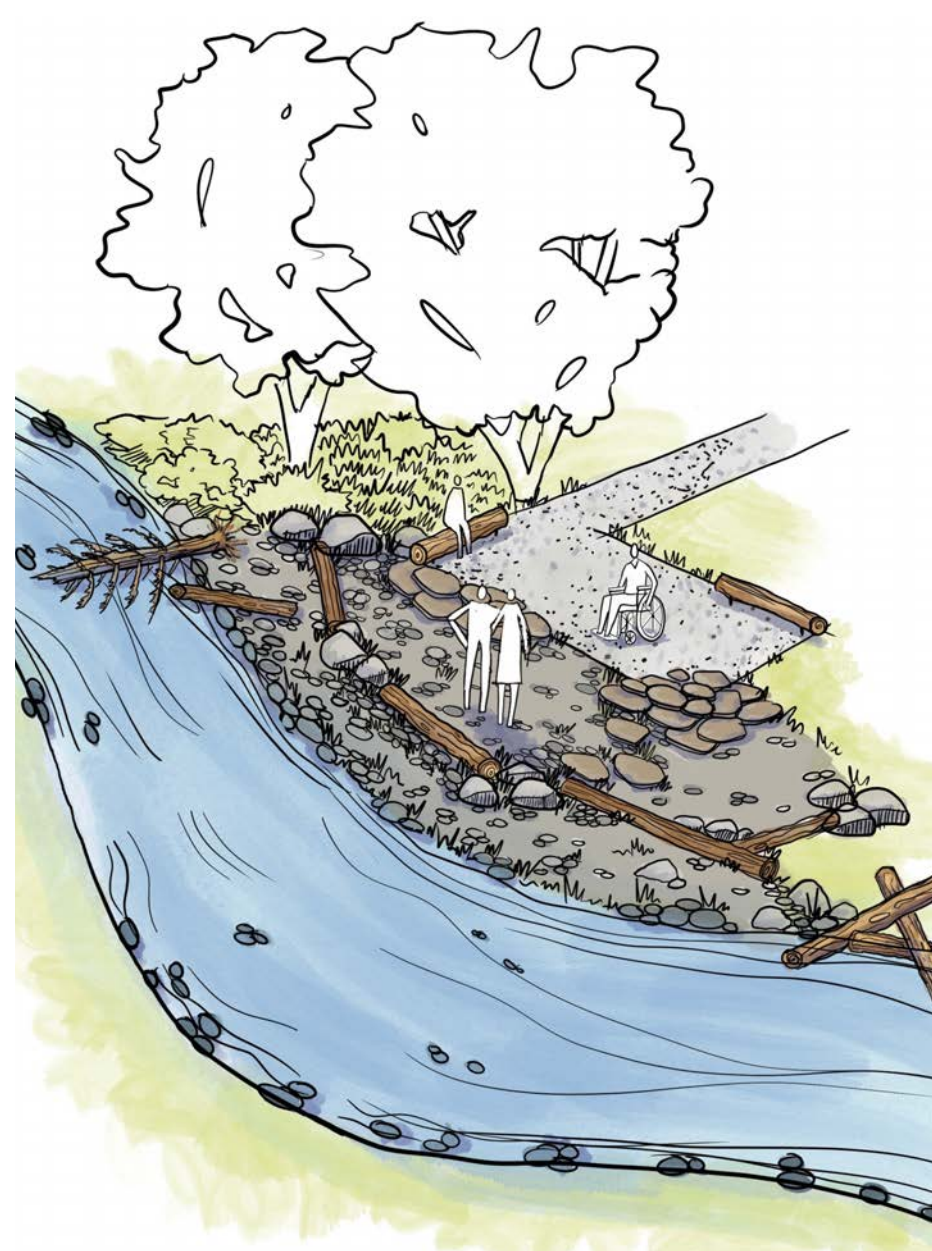
- Possibly extensive grading & earthworks
- New side channel and pond
- Gravel islands and bars
- Low water crossings for ephemeral channels
- Small bridges for year-round flows
- Expanded tree canopy



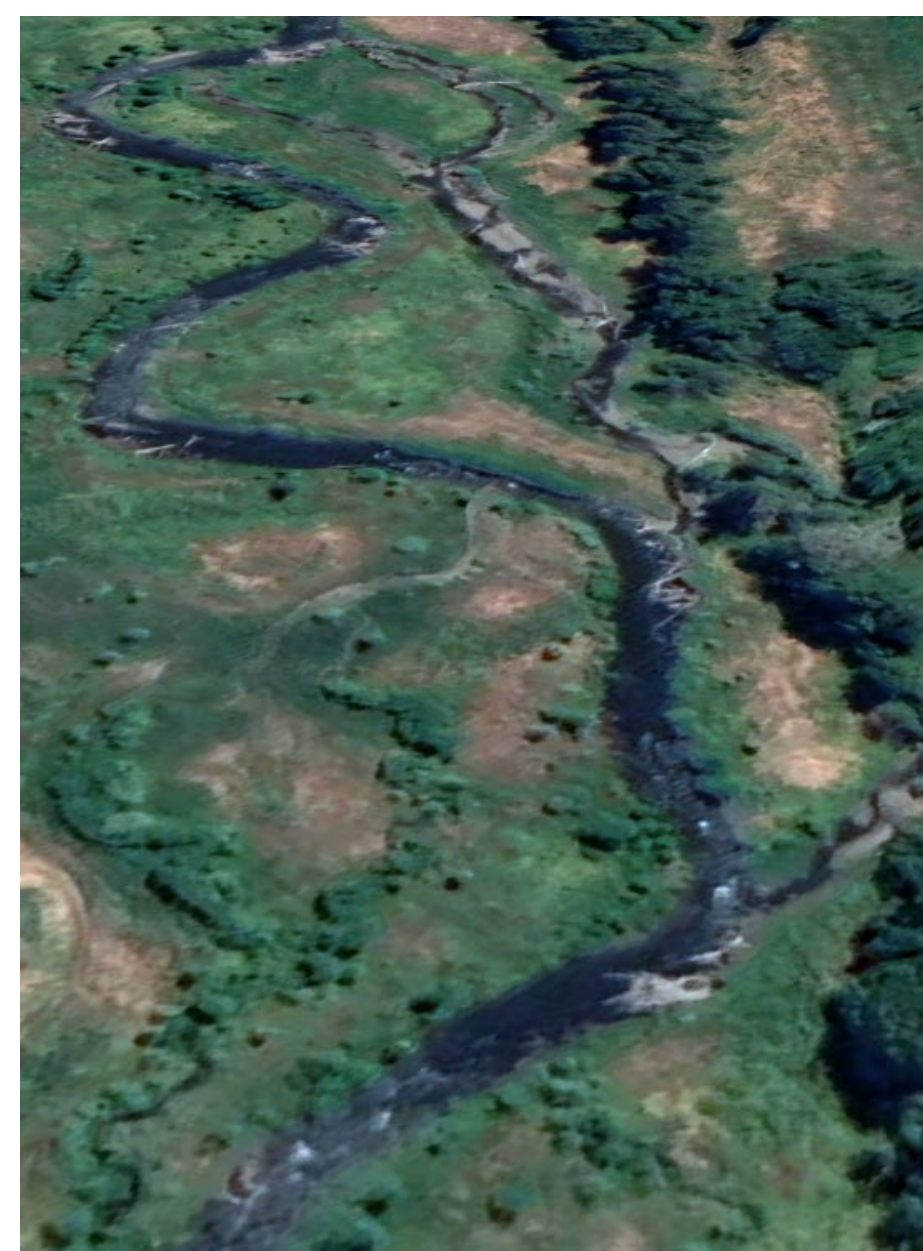
Scale - 1:100



Example Channel with Native Riparian Vegetation



Point Bar River Access Point



Example Restored Floodplain



Riparian Forest with Cottonwood, Willow, Aspen, Alder and other Native Grasses and Shrubs.

Opportunity Area

Southern Floodplain

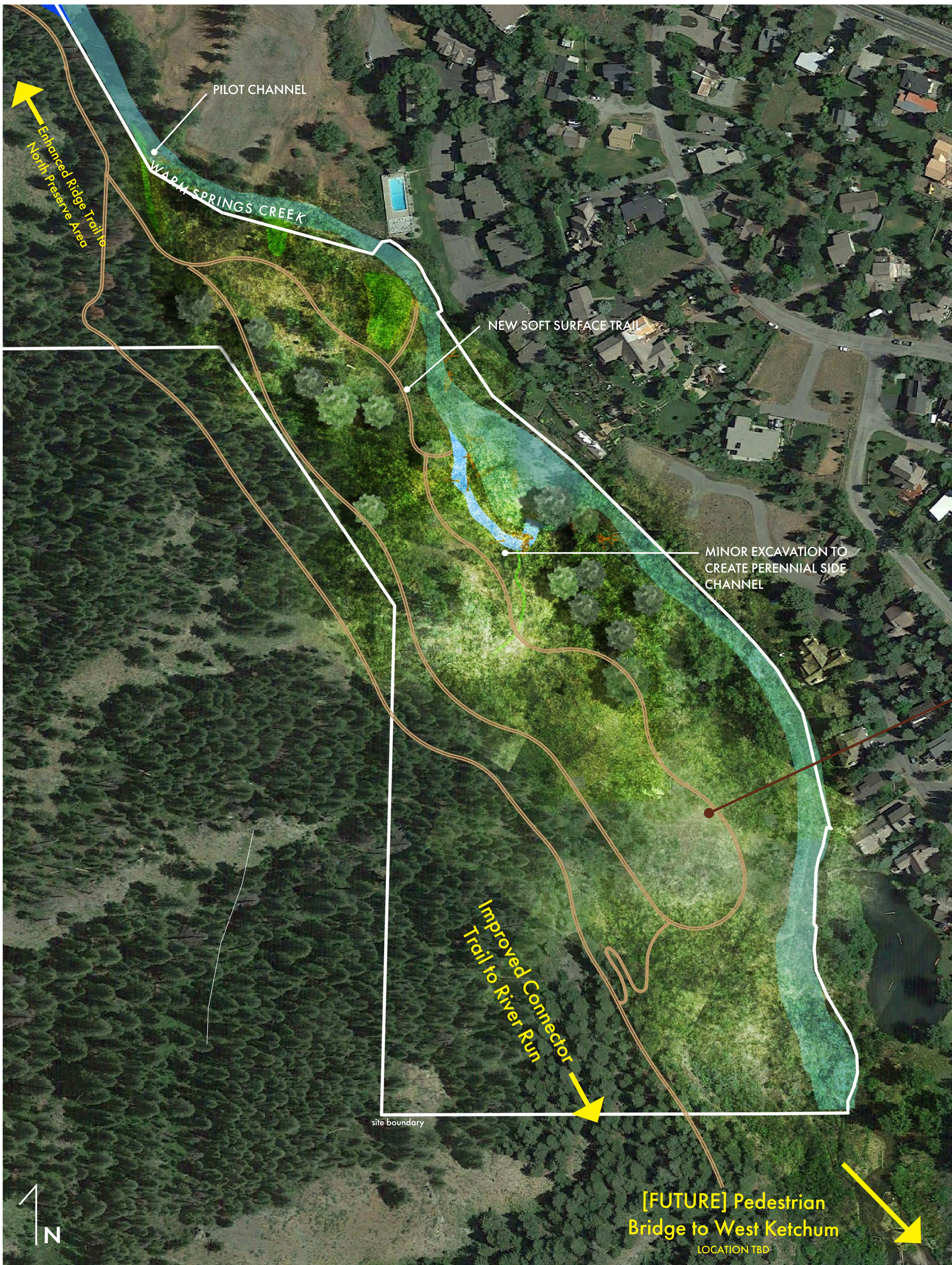
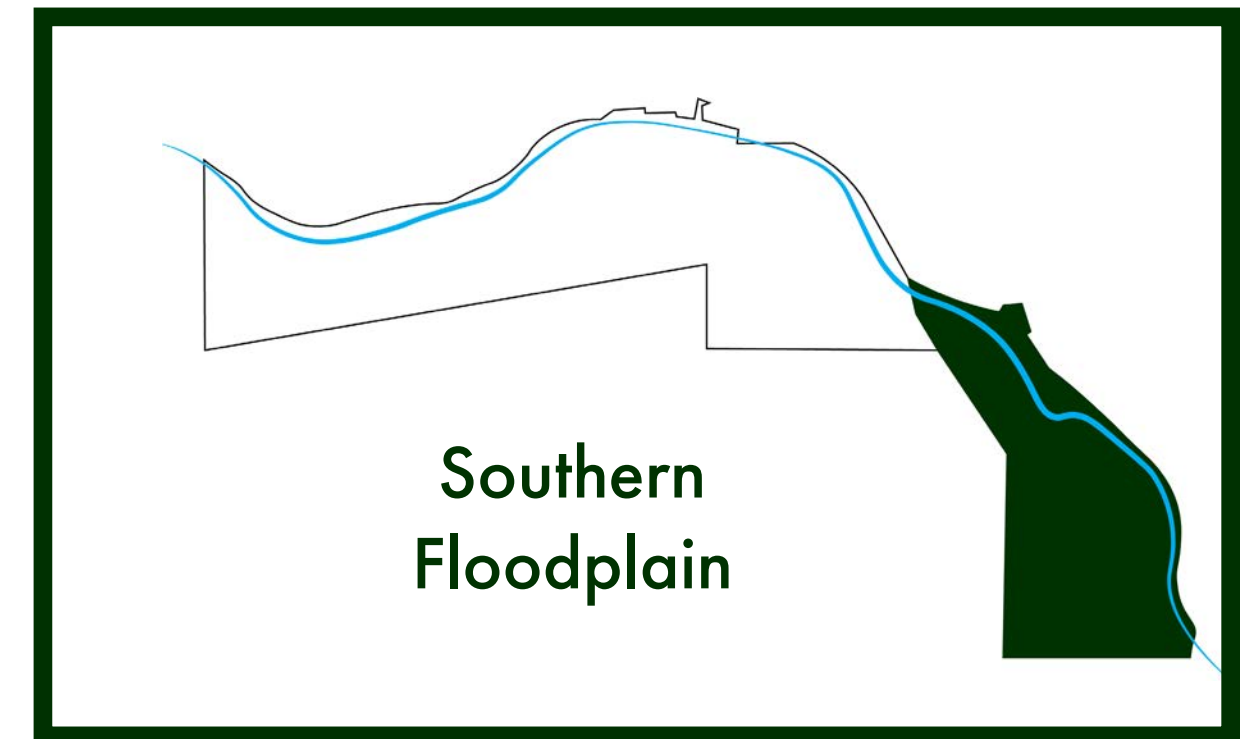


What's planned:

The intent for this area is to celebrate and preserve the existing floodplain along the Creek while improving access and connections. The southern property has been minimally touched by humans which has allowed native ecosystems to thrive. However, some minimal improvements can make it even better. Despite less impact in this area, the stream lacks pools and habitat complexity while the floodplain is not well connected and has many weeds. Minimal changes include removal of invasive plant species and overseeding and planting of targeted native plants for enhanced restoration.



- Light touch, minor enhancements
- Minor grading
- Strategic floodplain connections
- Soft surface pathways
- Removal of invasive species



SOFT SURFACE TRAIL



RIPARIAN FOREST



2-3 BENCHES
locations TBD

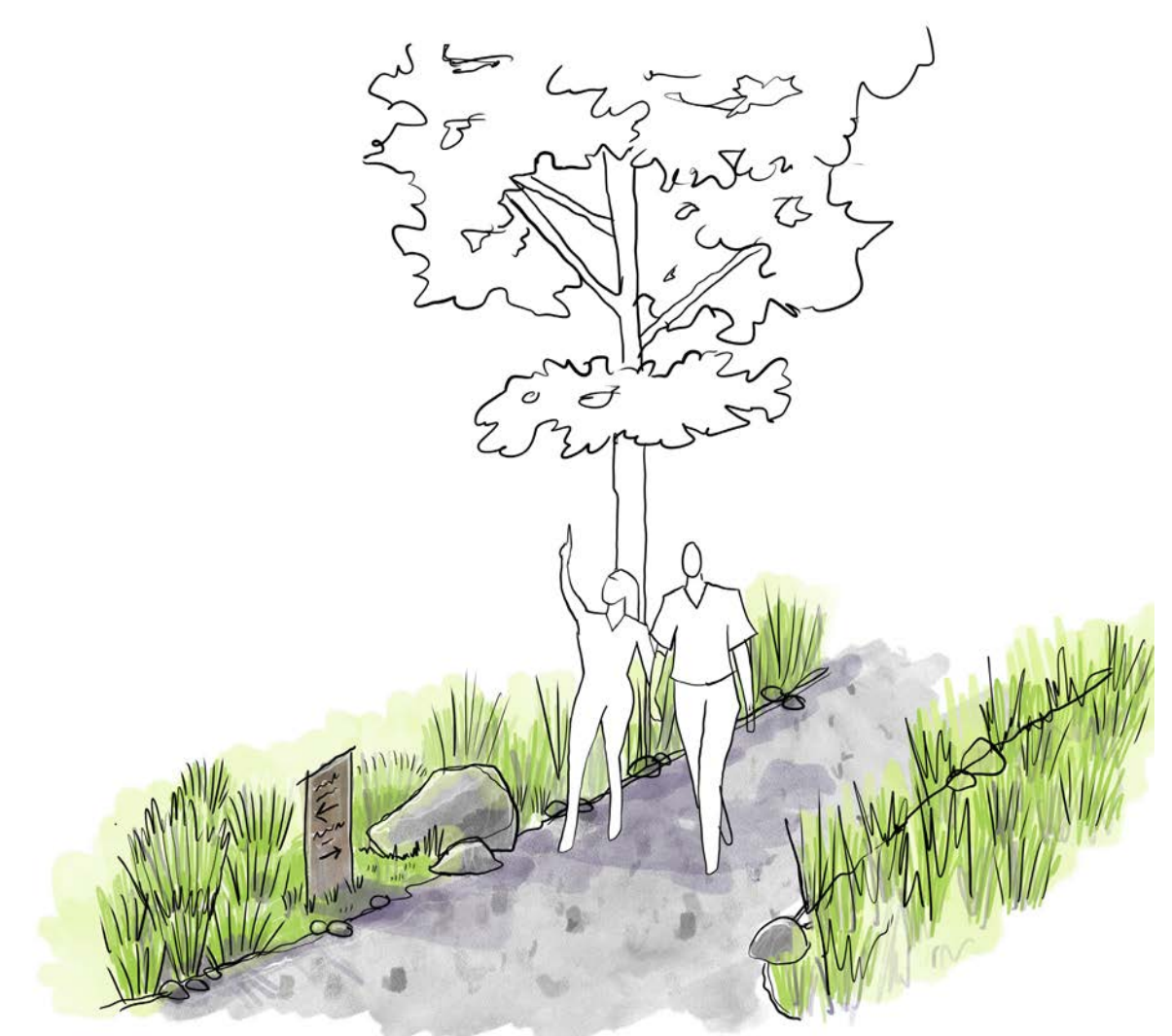


Illustration of Proposed Soft Surface Path through Existing Native Landscape

Opportunity Area

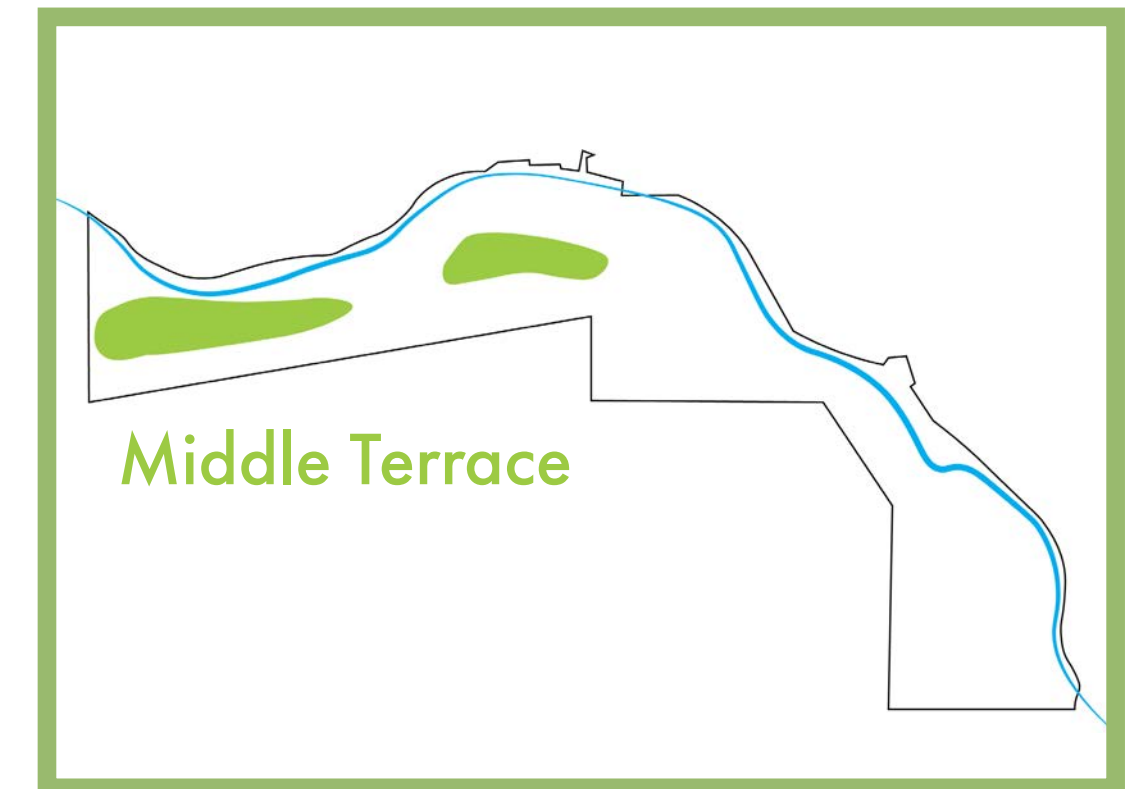
Middle Terrace

What's planned:

The middle terrace area is proposed to be non-irrigated and therefore replanted with native grasses and meadow plants. Some of the extra earth material from the restoration excavation can be utilized as berms that would create microclimates for the native plants.



- Potential for seasonal native wildflower meadow
- Enhanced biodiversity & pollinator species
- Non-irrigated
- Mown pathways



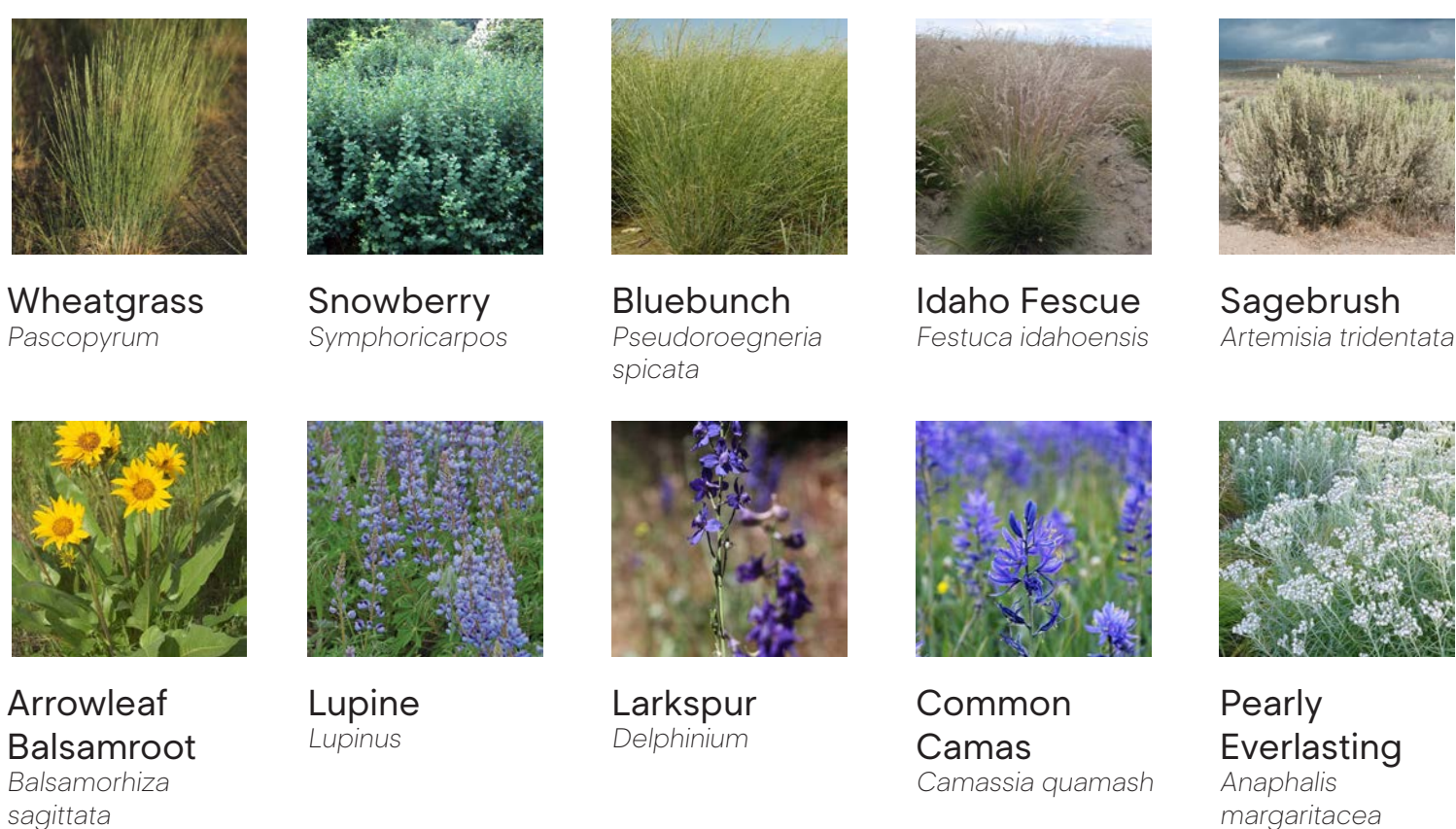
AREAS TO RECEIVE FILL FROM EXCAVATED FLOODPLAIN, TO BE REVEGETATED WITH NATIVE WILDFLOWER MEADOW



Scale - 1:100



Example section showing berms with native grasses, shrubs and flowers



Illustrative image of Middle Terrace with native meadow berms and grass pathways

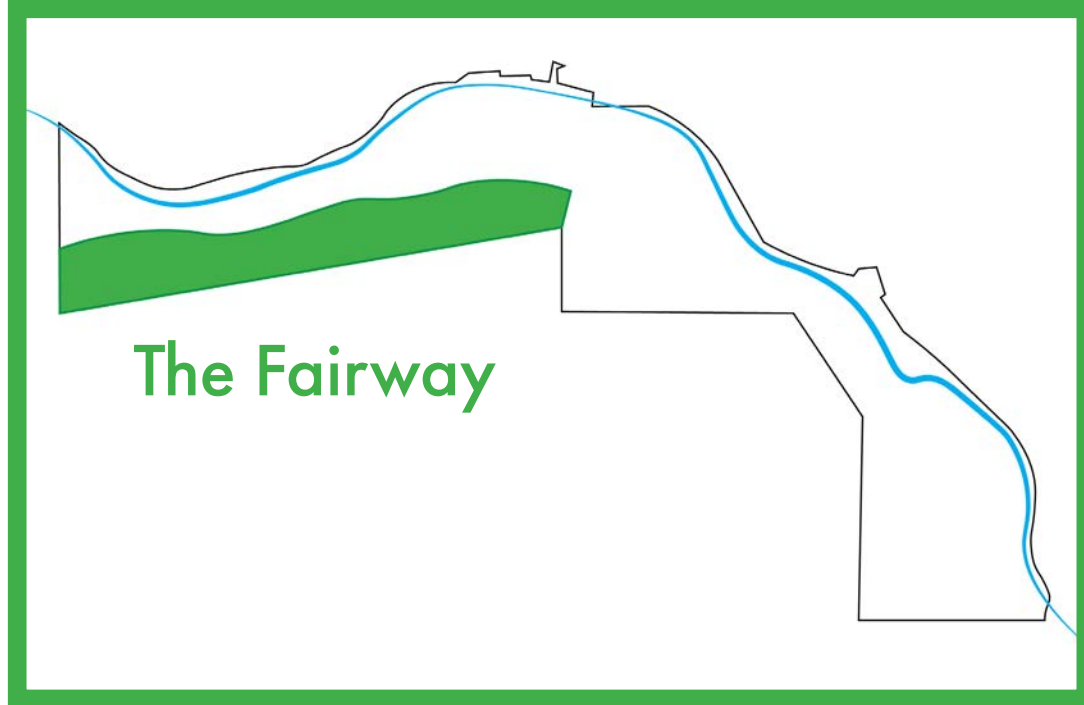
The Fairway

What's planned:

The existing upper Fairway is a unique and special landscape that is loved by Ketchum residents and dogs alike. Minimal changes are contemplated and the Fairway will be preserved as an open irrigated lawn. Some improvements are needed to upgrade the irrigation system for water efficiency and amenities such as new benches, picnic tables and waste receptacles will also improve visitors' comfort. Existing path will be updated to ensure ADA access.

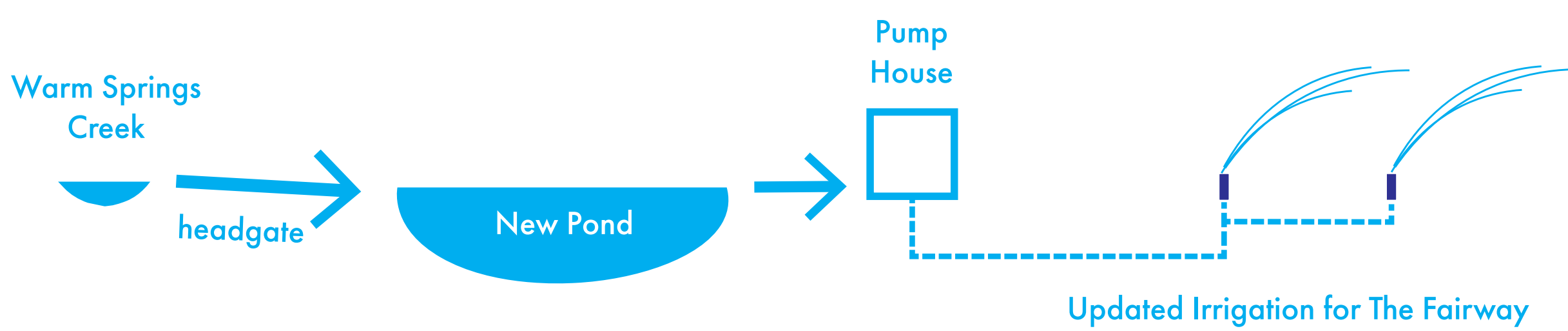


- Maintain upper terrace fairway
- Replace inefficient irrigation system
- Opportunities for benches & picnic tables (material TBD)
- Maintain lawn with some restored edges
- Potential for bear-proof dog waste receptacles
- Update existing path to ensure ADA access



How will the new irrigation system work?

The new irrigation system will be much more efficient, and will run at only at night!



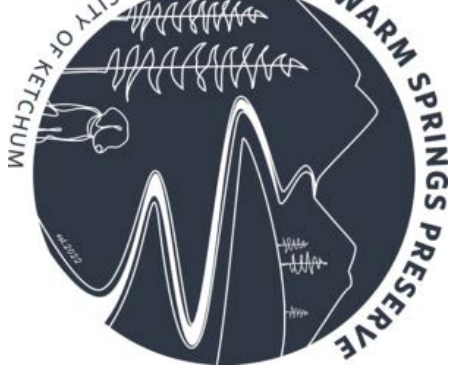
Did you know that currently WSP uses 80% more water per acre than the ballfields at Atkinson Park?

In July 2022:

Atkinson Park:
9.5 acres @ 1.25mil gal
131,500 gal/acre

Warm Springs Preserve:
10.5 acres @ 2.5mil gal
238,000 gal/acre

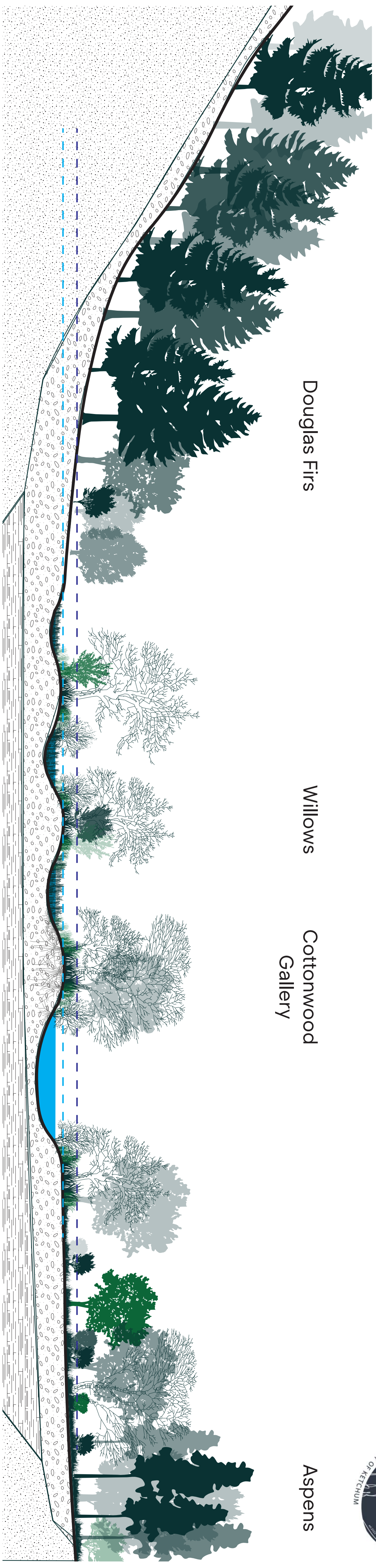
Historic Geologic Sections



Alluvial Floodplain

Pre-1800

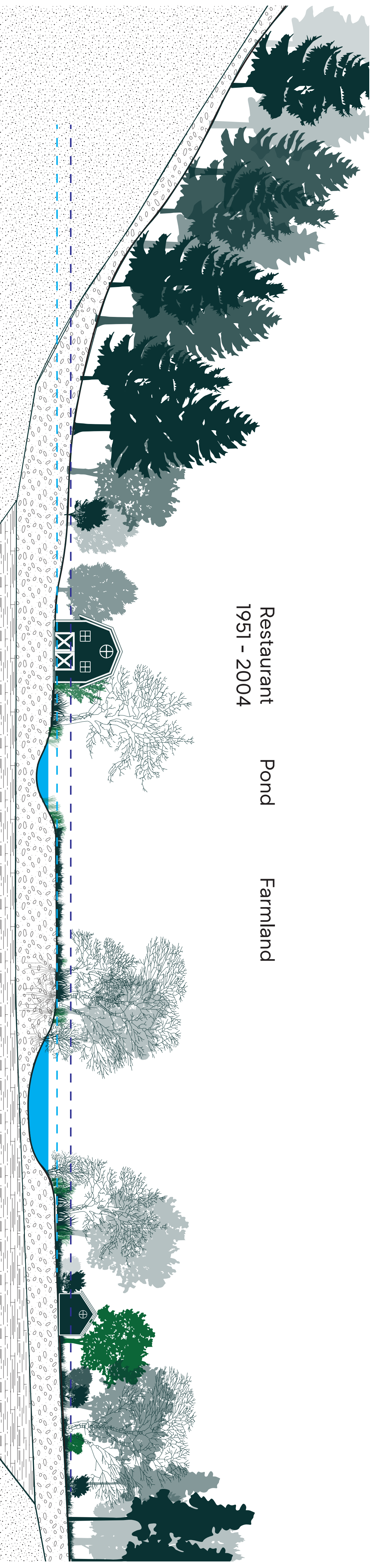
In this condition, the area where Warm Springs Preserve currently exists acted as an alluvial floodplain containing multiple meandering streams and floodable areas.



Flood Line
Spring Flow

Farm + Restaurant 1800 - 1950s

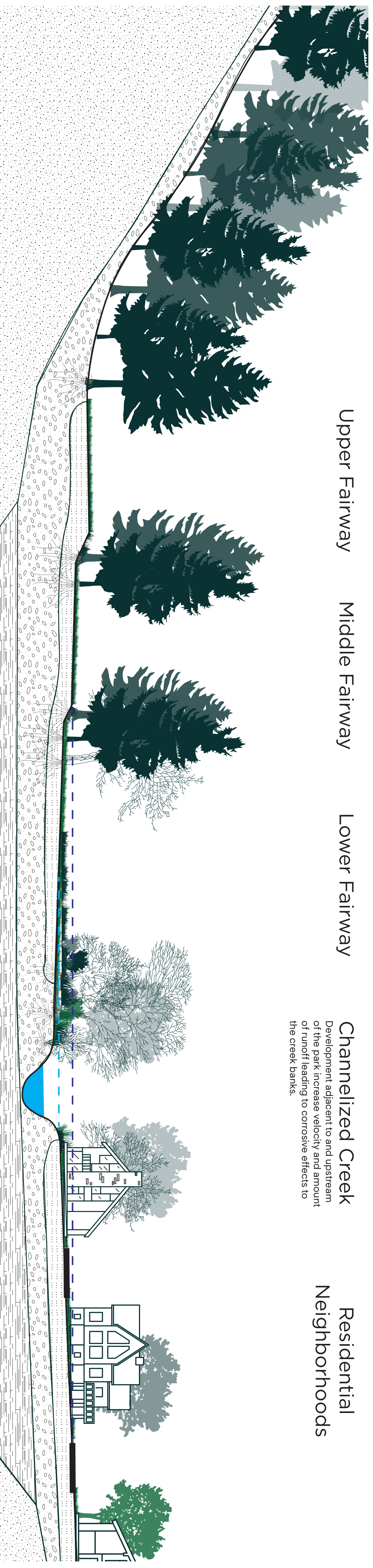
As people moved to the area and used the land for other purposes such as farming and recreation, the floodplain was lost.



Flood Line
Spring Flow

Golf Course 1960 - 2009

Intensified development has limited the creek's natural ability to move and flood healthily. As the development and weather patterns change, the threat to residents and the creek itself will intensify.



Flood Line
Spring Flow

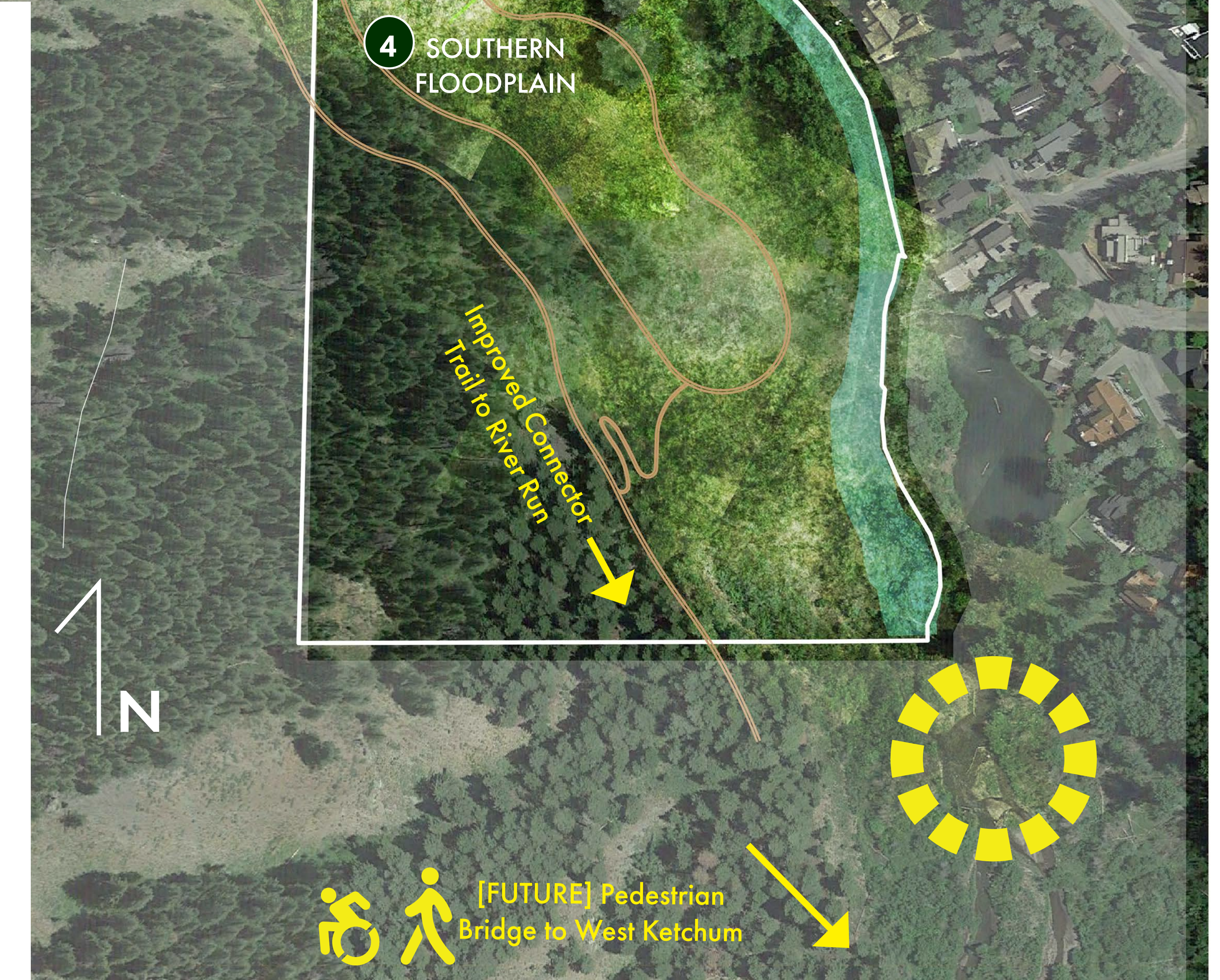
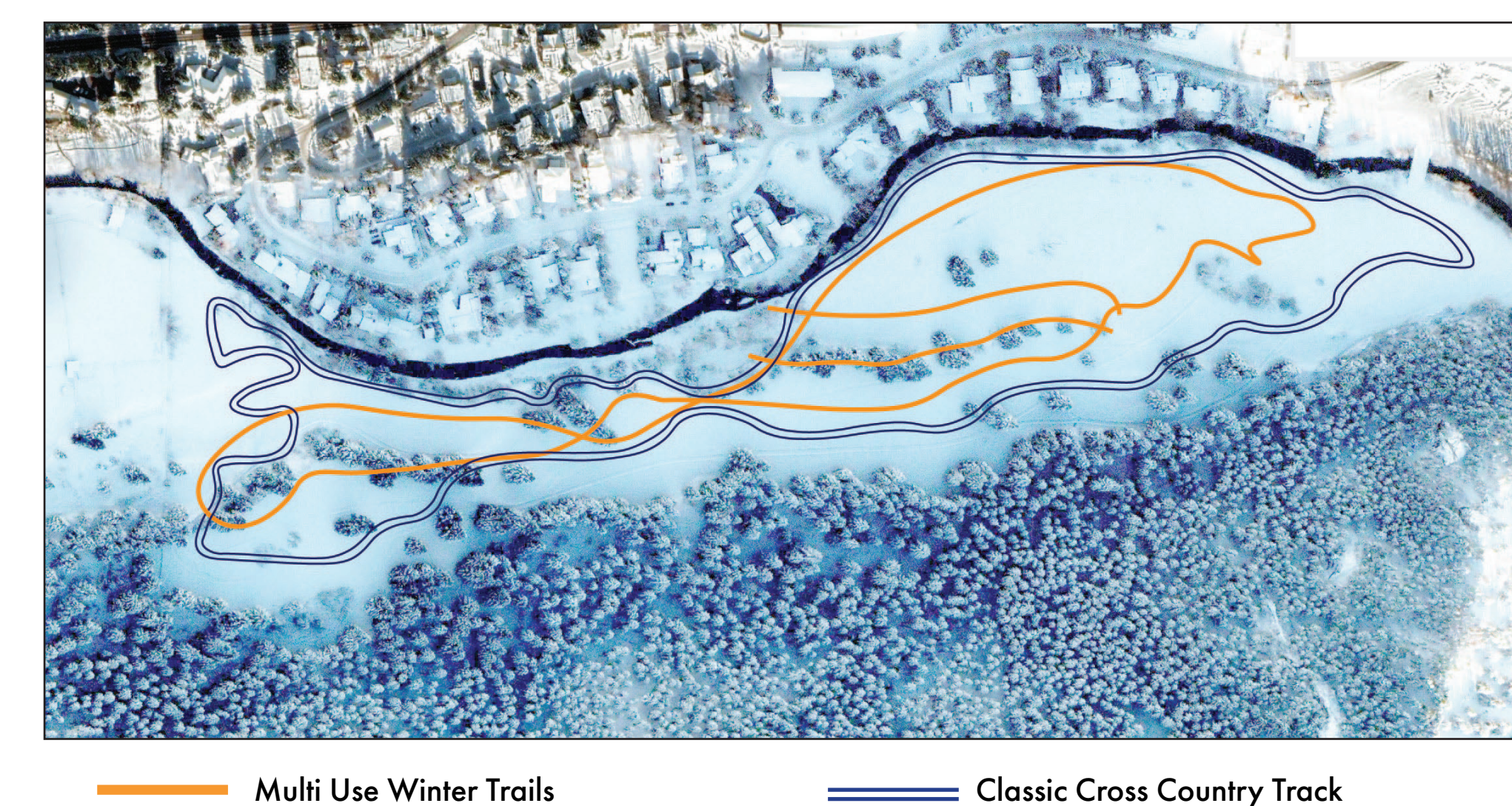
Warm Springs Preserve

Proposed Design Concepts



- 1 Upper Fairway**
- 2 Middle Terrace**
- 3 Lower Creek Edge**
- 4 Southern Floodplain**
- 5 The Woods**
- 6 The Creek**
- 7 Improved Parking & Facilities**

Proposed Winter Trails



Project Partners



City of Ketchum



Wood River Land Trust



Friends of Warm Springs Preserve Committee

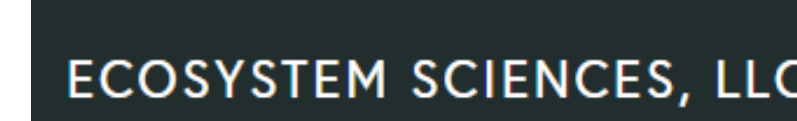
Design Team



Superbloom
Team Lead, Community Engagement,
Landscape Architecture



Rio Applied Science & Engineering
Engineering, Geomorphology, Hydrology

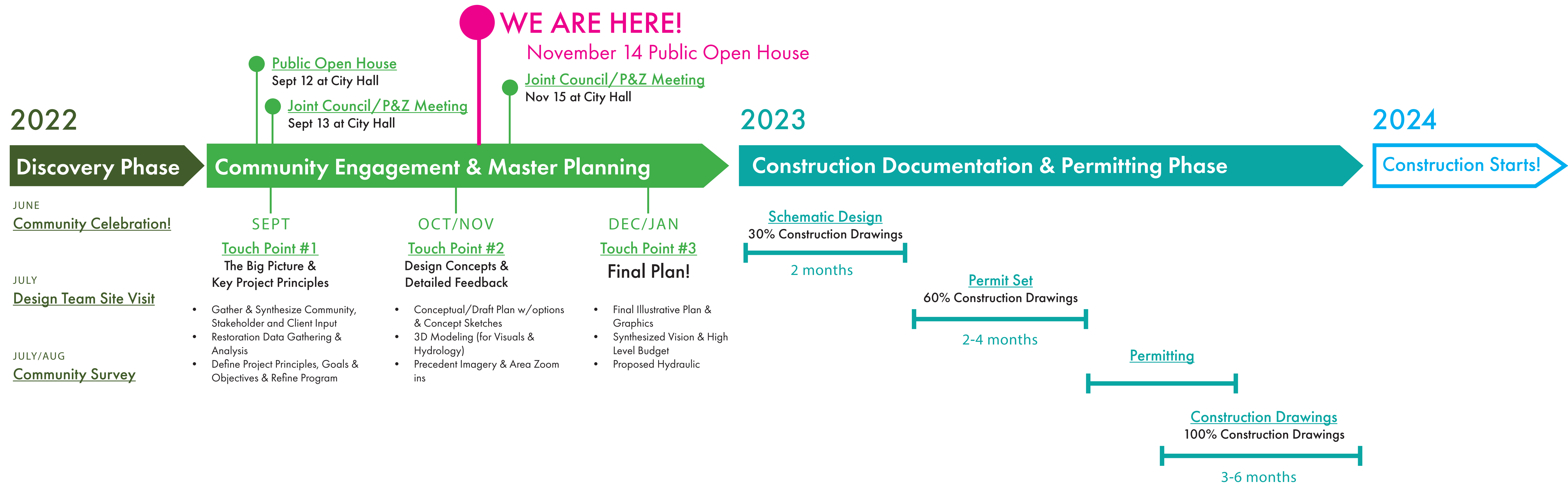


Ecosystem Sciences
Ecological Systems

Master Plan Process



Vision Public Meetings Design + Planning Action



Project Partners



City of Ketchum



Wood River Land Trust



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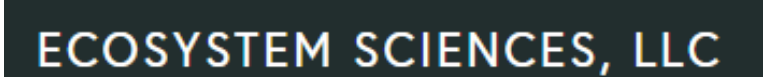
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Team Lead, Community Engagement,
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Engineering, Geomorphology, Hydrology



Ecosystem Sciences
Ecological Systems

Principles & Framework



Existing Project Commitments

Warranty Deed (required)

- Floodplain restoration
- (1 or more) 10-ft w pedestrian trail for walking/skiing
- (1) irrigation pump house
- (1) public restroom
- (1) maintenance shed (1000sf max)
- (24) parking stalls

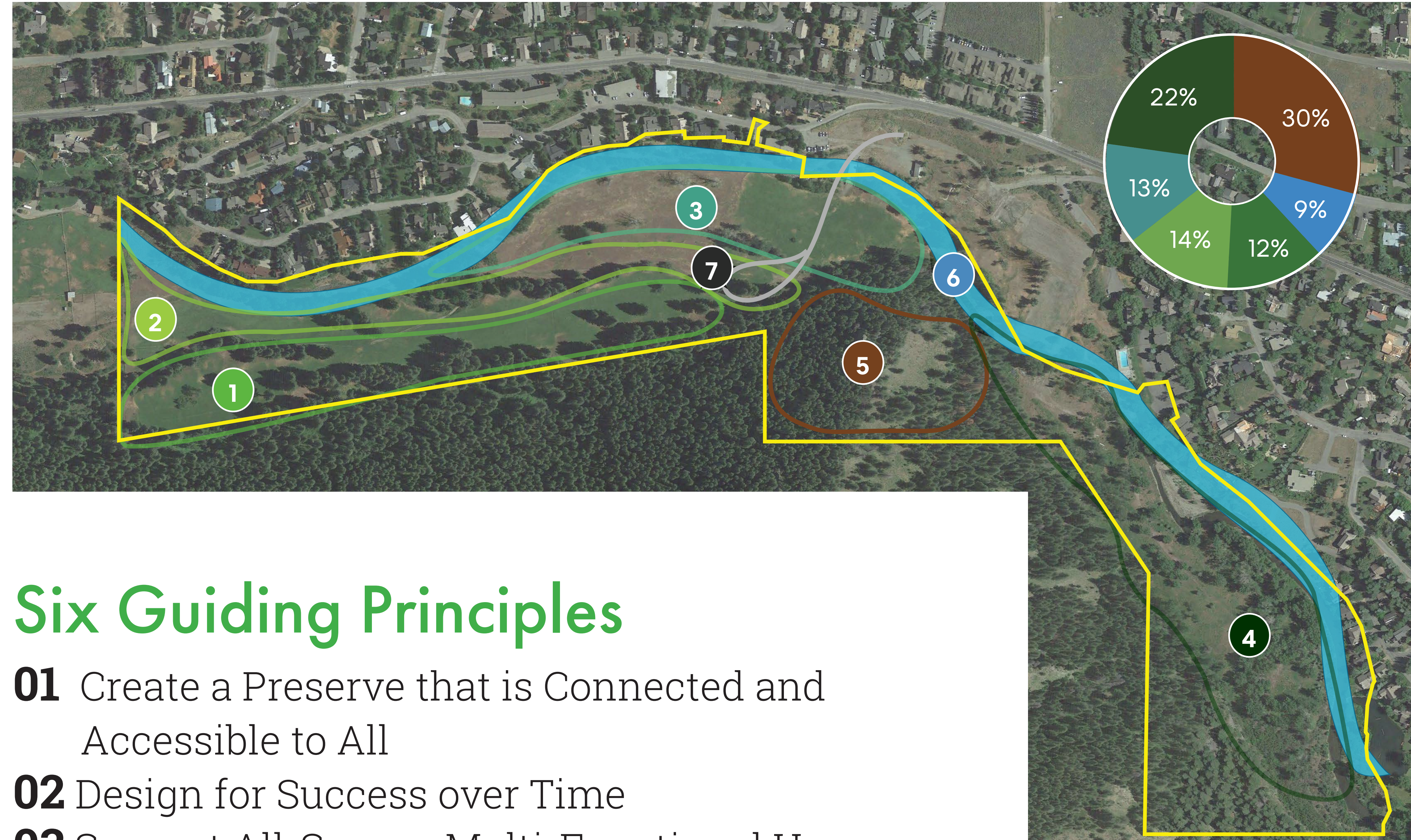
Community Commitments

- New irrigation system that reduces water use
- Flood mitigation
- Restoration of riparian zones & floodplain
- Creek & habitat restoration
- Passive park for open space in perpetuity
- Off-leash dog access
- Informal activities (disc golf, dog walking, etc.)
- Informal gather space (picnic tables, etc.)
- Nordic trails
- Public restroom

Opportunity Areas

- | | |
|------------------------------|--|
| 1 Upper Fairway | 5 The Woods |
| 2 Middle Terrace | 6 The Creek |
| 3 Lower Creek Edge | 7 Improved Parking & Facilities |
| 4 Southern Floodplain | |

Initial Concept: Opportunity Areas



Six Guiding Principles

- 01** Create a Preserve that is Connected and Accessible to All
- 02** Design for Success over Time
- 03** Support All-Season Multi-Functional Use
- 04** Demonstrate Leadership through Regeneration of Healthy Ecosystems for People, Plants & Animals
- 05** Restore the Creek & Floodplain
- 06** Celebrate & Educate about the Past, Present and Future

Warm Springs Preserve

City Council and Planning & Zoning
Joint Session

November 15, 2022



Agenda

intro

TEAM
PROCESS

1

PUBLIC ENGAGEMENT

Completed Meetings
Feedback Received to Date
Project Principles

2

DESIGN CONCEPTS

Opportunity Areas
Restoration Approaches

3

PHASING

Timeline
Budget

questions, feedback, next steps

Team

Project Partners



City of
Ketchum



Wood River
Land Trust



Friends of the Warm
Spring Preserve
Committee

Design Team



Superbloom

Denver, CO

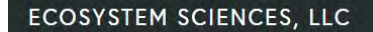
Community Engagement,
Landscape Architecture



Rio Applied Science &
Engineering

Boise, ID

Engineering,
Geomorphology,
Hydrology



Ecosystem
Sciences

Boise, ID

Ecological Systems



North Fork Native
Plants

Rexburg, ID

Native Plants for
Restoration

Process



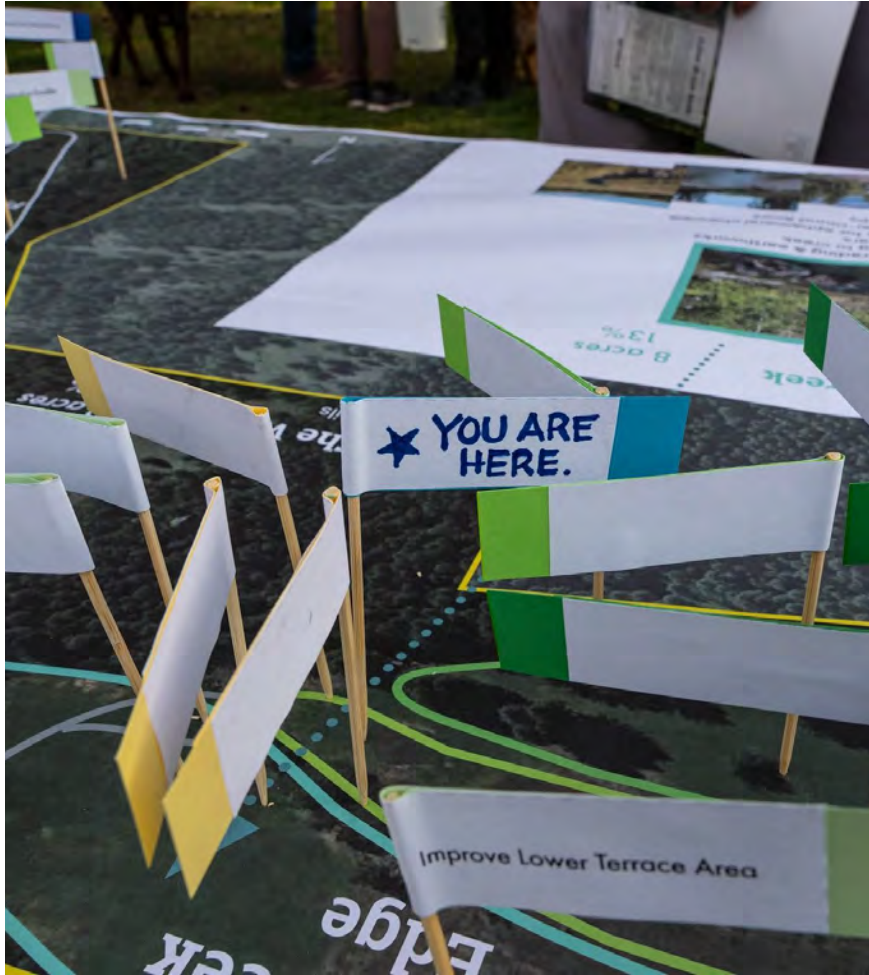


Public Engagement

A summary and review of public
events, meetings and feedback
that was received

Public Open House
September 13, 2022

What is the nature of Warm Springs Preserve?



Your Feedback

The City of Ketchum has received over 200 written comments and letters, and held four public events, conducted an online survey and held bi-weekly/monthly meetings with Friends of the Warm Springs Preserve Committee, since June 2022 after the property transfer,

Public Events To Date

Public Meetings, Online Surveys, Website & Social Media, Stakeholder Meetings, Other Events

- | | |
|--------------|------------------------------|
| June 21 | Summer Solstice Celebration |
| September | Online Survey |
| September 13 | Public Open House #1 |
| September 14 | Joint Council P&Z Meeting #1 |
| November | Online Survey |
| November 14 | Public Open House #2 |
| November 15 | Joint Council P&Z Meeting #2 |



Public Open House #1

September 12, 2022



Public Open House #2

November 14, 2022



Big Picture Feedback

ACCESS

Access improvements, and when that might occur

ENVIRONMENTAL PROTECTION

Habitat enhancement and protecting existing ecosystems

RESTORATION

Extensive support for creek restoration, native plant species, reduced irrigation

HOMEOWNERS

Creek homeowners are concerned about how this impacts their property & view

DOGS

Park management & relationship between dogs, people and wildlife, waste management

ACTIVITIES

Nordic skiing, bike racks, potential to consider bike through path or fat bike in winter?

HARDSCAPE/IMPROVEMENTS

Preserve the open space with minimal hardscape & built improvements, pave parking lot

SOUTHERN PROPERTY

Excitement for the expansion

FACILITIES

flush toilets, ADA and HC are important

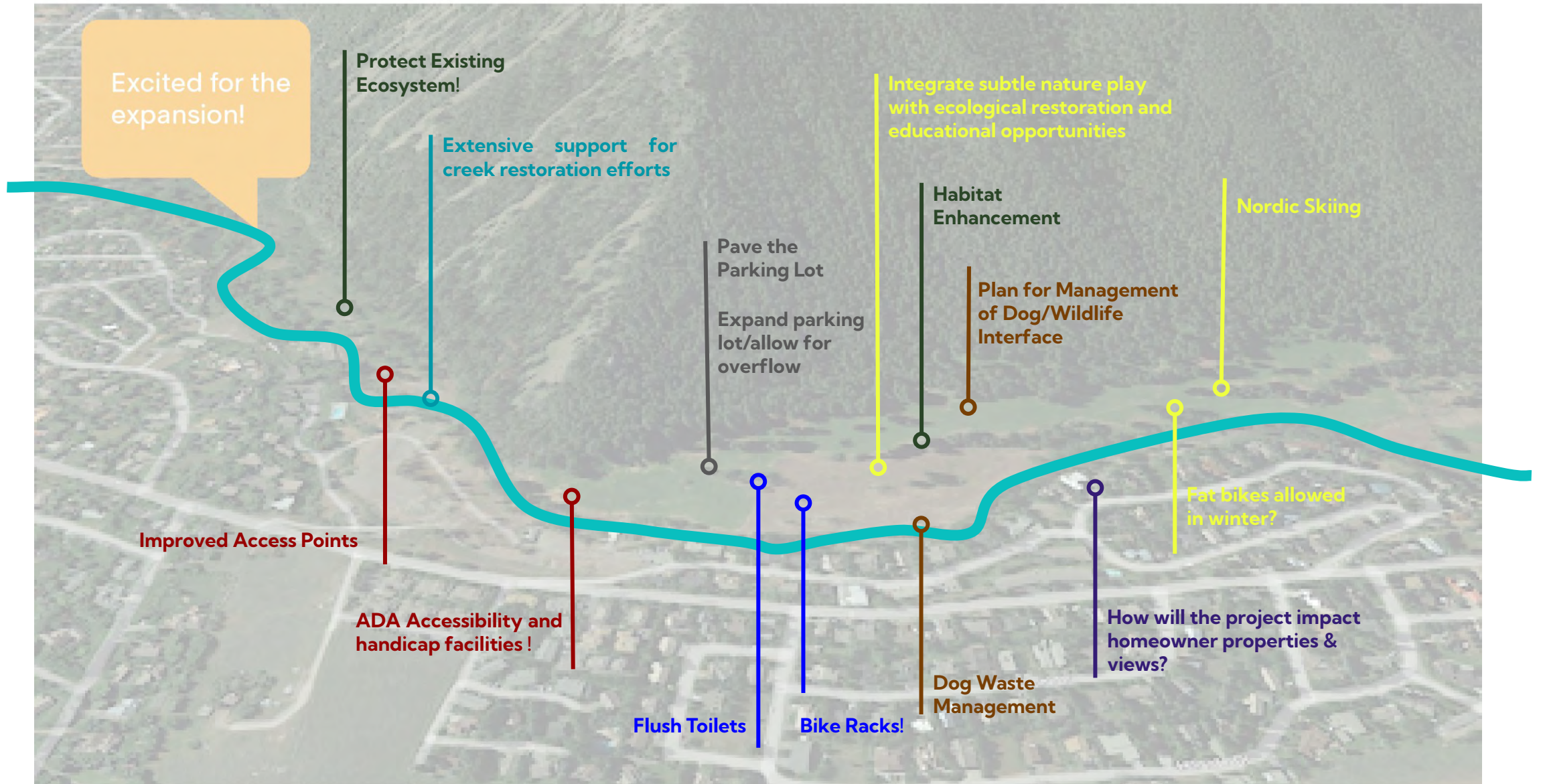
PARKING

Plan for overflow parking or expansion of existing parking

AMENITIES

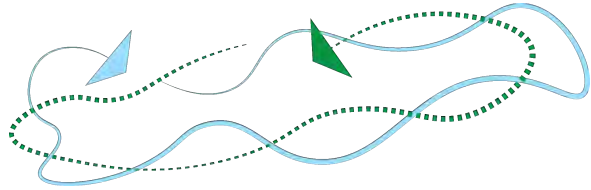
Subtle 'nature play' integrated with ecological restoration and educational opportunities

Big Picture Feedback



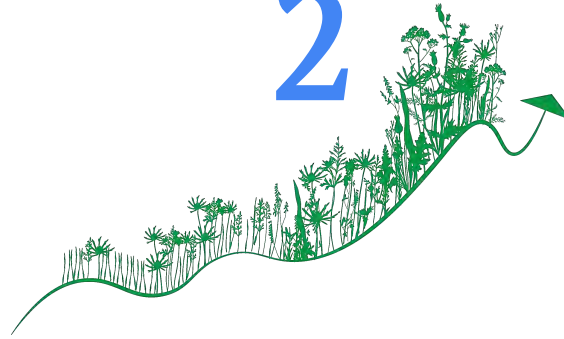
Project Principles

1



Create a Preserve that is
Connected and Accessible to All.

2



Design for Success over Time

3



Support All-Season
Multi-Functional Use

4



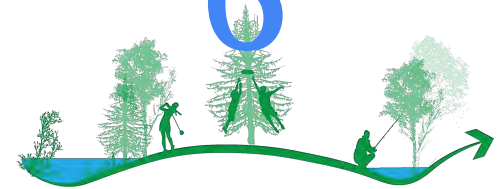
Demonstrate Leadership through
Regeneration of Healthy Ecosystems for
People, Plants & Animals

5



Restore the Creek and
Floodplain

6



Celebrate & Educate about the
Past, Present and Future of the
Preserve

Existing Project Commitments

Warranty Deed

(1) or more 10-ft w pedestrian trail for walking/skiing

(1) pump house

(1) public restroom

(1) storage building (1000sf max)

Floodplain restoration

(24) parking stalls

Community Commitments

New Irrigation System that reduces water use

Flood mitigation

Restoration of riparian zone & floodplain

Creek & Habitat Restoration

Passive park for Open Space in Perpetuity

Off-Leash Dog Access

Informal Activities (disc golf, dog walking, etc.)

Informal gathering space (picnic tables, etc.)

Nordic Trails

Disc Golf

Public Restroom



Access & Circulation

WSP Areas



Opportunity Areas

- 1 Upper Fairway
- 2 Middle Terrace
- 3 Lower River Edge
- 4 Southern Floodplain
- 5 The Woods
- 6 The Creek
- ★ Amenity Zone



2

Design Concepts

Conceptual design ideas for
restoring and preserving the
primary opportunity areas at
Warm Springs Preserve

Historic Geologic Sections

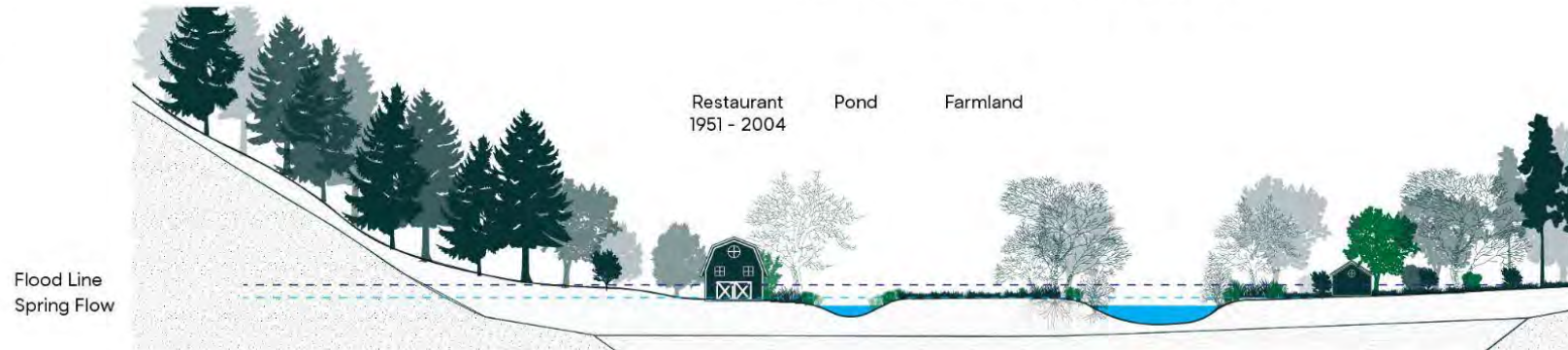
Alluvial Floodplain Pre-1800

In this condition, the area where Warm Springs Preserve currently exists acted as an alluvial floodplain containing multiple meandering streams and floodable areas.



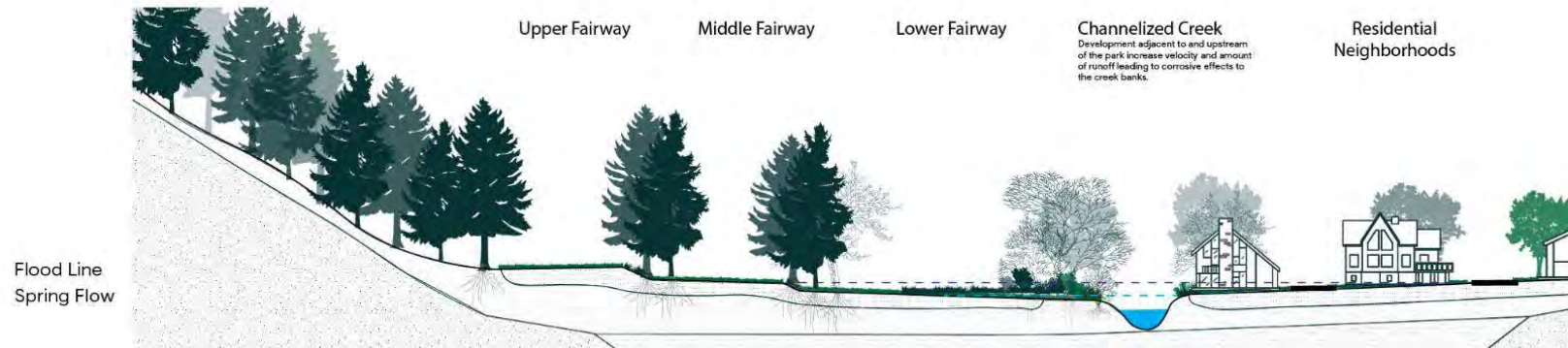
Farm + Restaurant 1800 - 1950s

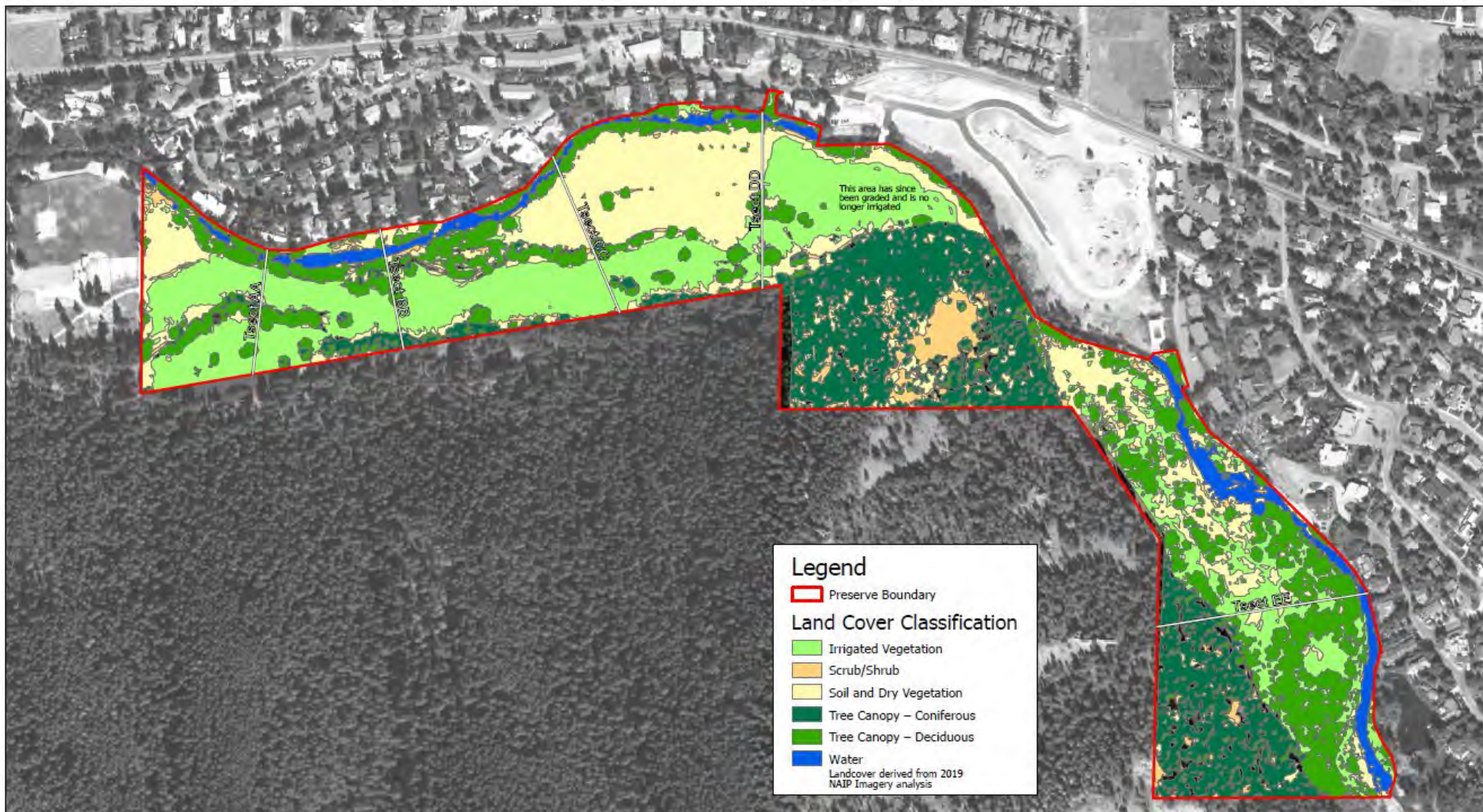
As people moved to the area and used the land for other purposes such as farming and recreation, the floodplain was lost.



Golf Course 1960 - 2009

Intensified development has limited the creek's natural ability to move and flood healthily. As the development and weather patterns change, the threat to residents and the creek itself will intensify.

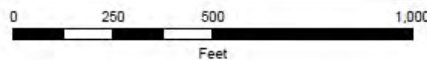




Warm Springs Preserve

Land Cover Classification

Figure 2



Ecosystem Sciences, LLC
Science Design Planning

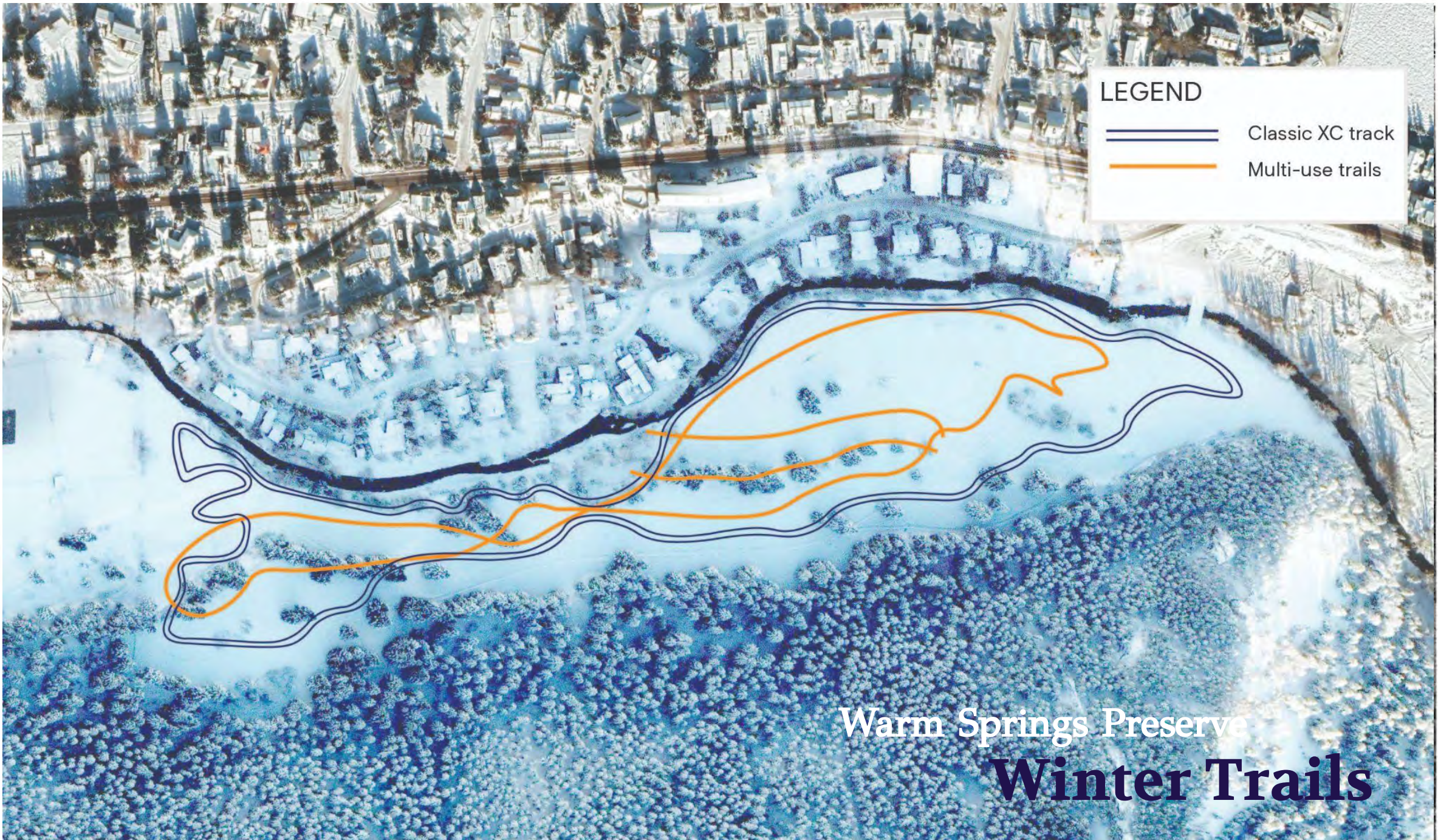
Disclaimers - This map (or data product) is for illustration purposes only. It is not intended to be used for description, conveyance, authoritative definition of legal boundary, or property title. This is not a survey product. Users are encouraged to examine the documentation or metadata associated with the data on which this map is based for information related to its accuracy, currentness, and limitations.



Norwegian Woods (Enhanced Entry)

- 1** Upper Fairway
- 2** Middle Terrace
- 3** Lower Creek Edge
- 4** Southern Floodplain
- 5** The Woods
- 6** The Creek
- 7** Improved Parking & Facilities





LEGEND

- ==== Classic XC track
- Multi-use trails

Warm Springs Preserve
Winter Trails



Winter Trails

Focus Areas

In this stage of the process, we would like your feedback on these driving design elements:



Entry & Parking Area



Creek Restoration & Access



Southern Floodplain

Entry & Parking

ADA ACCESSIBLE VIEWING PLATFORM

RESTORED FLOODPLAIN
(non-irrigated with native riparian plantings)

ADDITIONAL SCREENING

CULVERT

SOFT SURFACE TRAILS

CULVERT

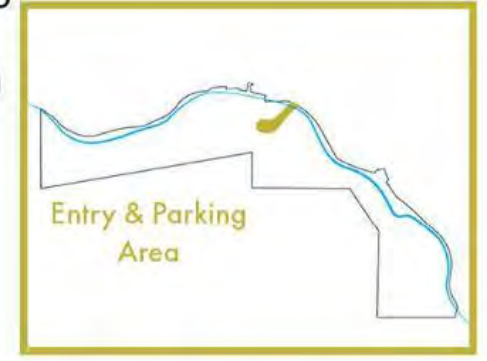
24 PARKING SPACES,
INCLUDING 4 HANDICAP
ACCESSIBLE SPACES
(ASPHALT PAVING)

ADA
ADA
ADA
ADA

LIMITED CONCRETE PATHWAYS NEAR
HANDICAP PARKING

AVALANCHE ZONE

Improved Connector Trail to
Southern Property & Creek



BIKE RACKS



BENCHES



SOFT SURFACE
ADA TRAIL

FAIRWAY LAWN
(preserved w/updated irrigation)

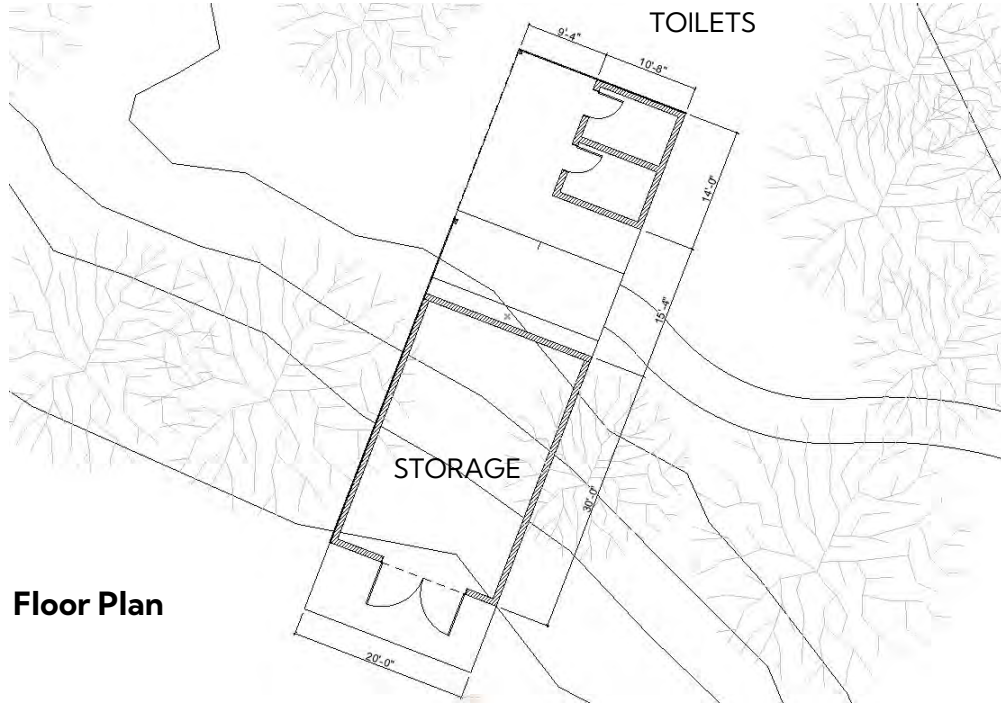
Scale - 1:20





The proposed restroom and storage building will be compact and efficient while providing needed services and facilities to support the preserve. It will include two (2) toilets for year round use, storage for maintenance, water fountains for people and dogs, waste receptacles, donor wall to recognize community supporters, a trail map, bike racks and sheltered seating. This concept provides ample screening by placing the small structure in the existing grove of trees and augmenting the grove with additional screening.

Restroom & Storage Building



Floor Plan

Restroom & Storage Building



Views

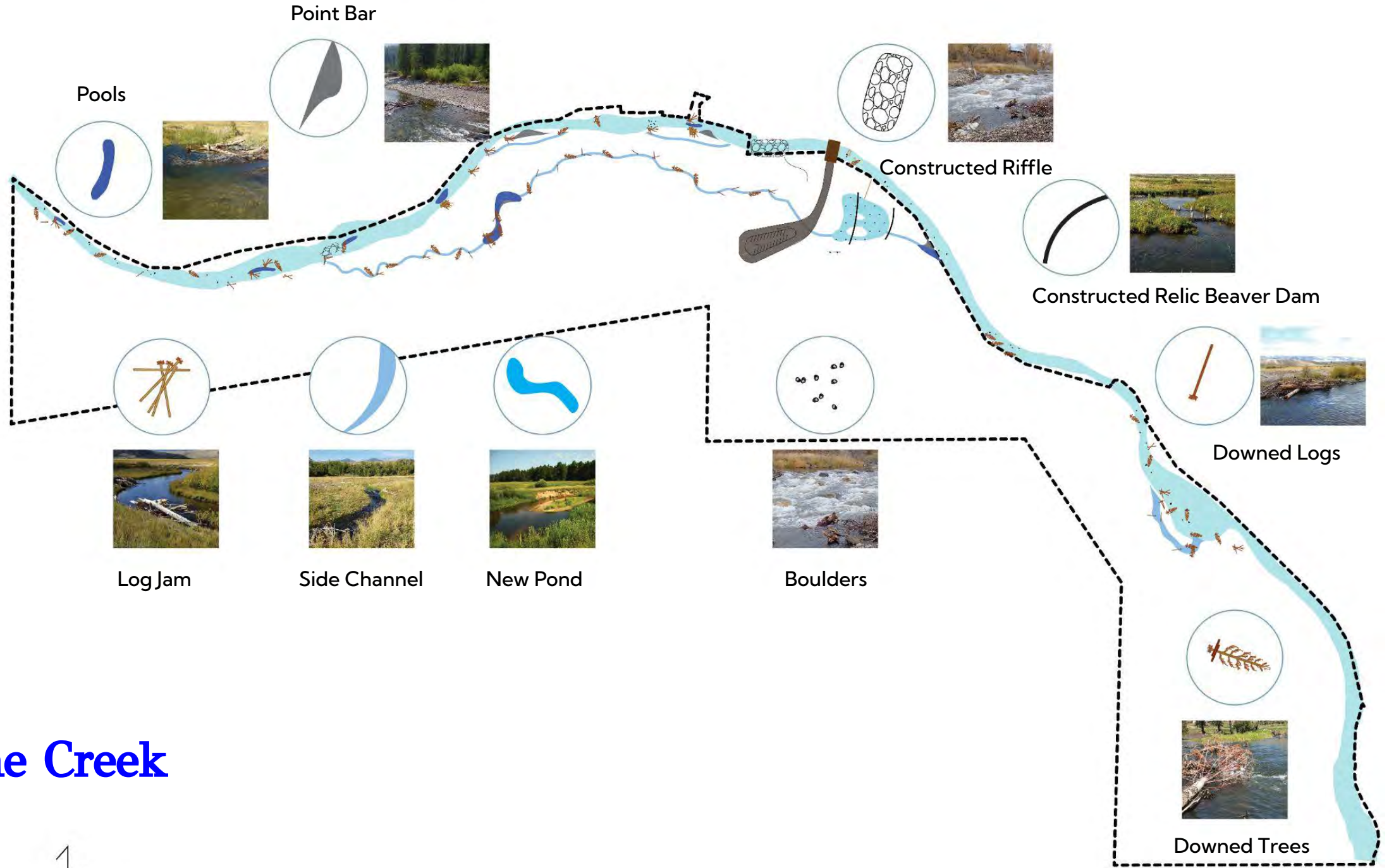


Scale - 1:100

Lower Creek Edge & Restored Floodplain



The Creek



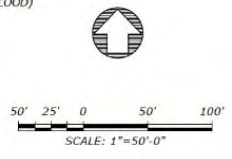


FLOODPLAIN ACTIVATION LEGEND

	SEASONALLY ACTIVATED FLOODPLAIN (~1 TO 1.5-YEAR FLOOD)
	LESS FREQUENTLY ACTIVATED FLOODPLAIN (~2 TO 5-YEAR FLOOD)

PERENNIAL SIDE CHANNEL CHARACTERISTICS

DESIGN FLOW (CFS)		BOTTOM WIDTH (FT)	BANKFULL WIDTH (FT)	LOW FLOW DEPTH (FT)
LOW FLOW	BANKFULL FLOW			
1.0	5.0	5.0	7.0	0.5



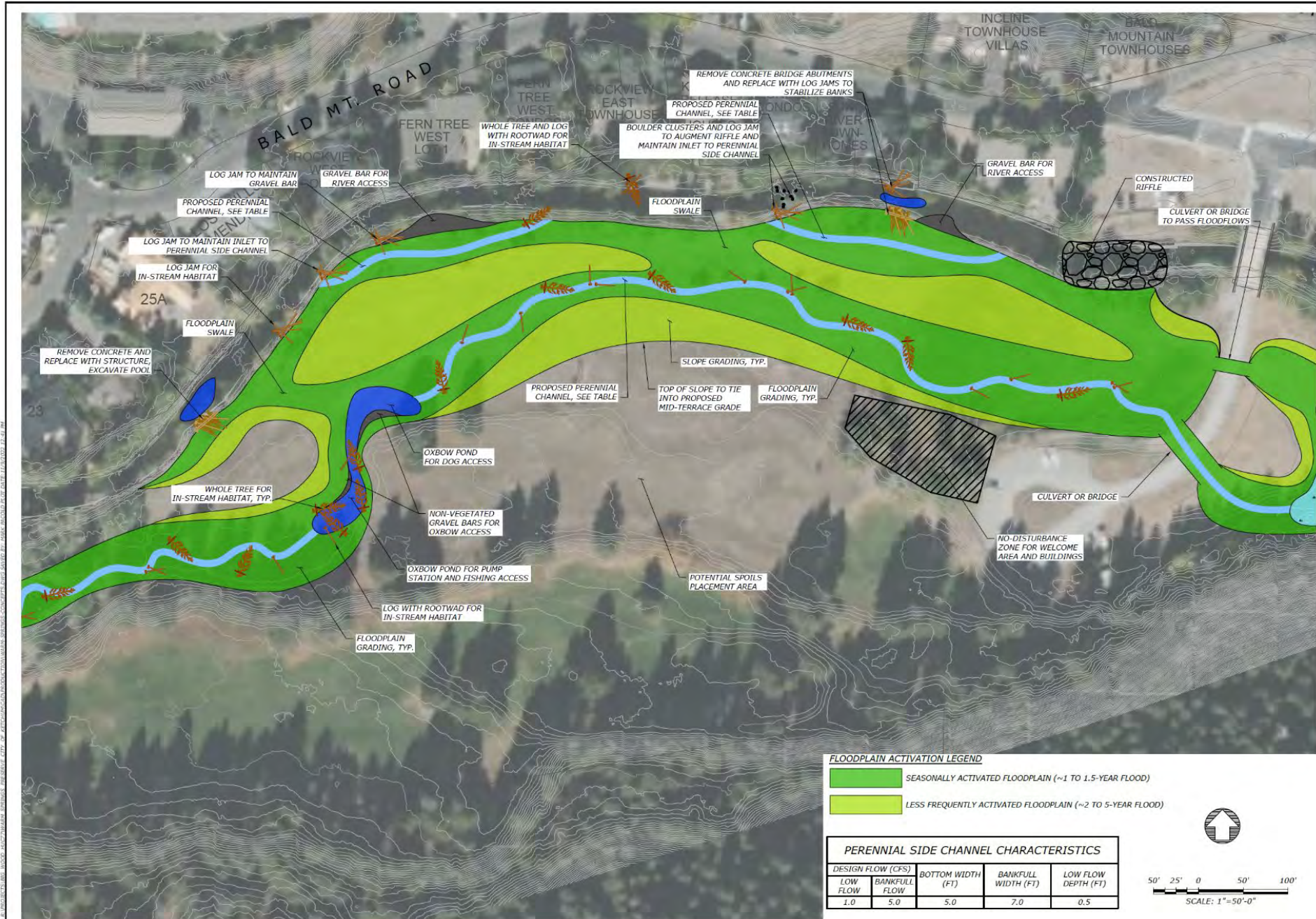
Applied Science & Engineering

WARM SPRINGS PRESERVE
 CONCEPTS
 CITY OF KETCHUM
 KETCHUM, BLAINE COUNTY, IDAHO

DATE: OCTOBER, 2022
 DESIGNED: _____
 APPROVED: _____

**WORKING DRAFT
 NOT FOR
 CONSTRUCTION**

DRAWING NAME
 CONCEPT PLANS
 OVERVIEW - 1
 DRAWING NO. ---
 SHEET -- OF 9

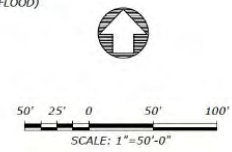


FLOODPLAIN ACTIVATION LEGEND

	SEASONALLY ACTIVATED FLOODPLAIN (~1 TO 1.5-YEAR FLOOD)
	LESS FREQUENTLY ACTIVATED FLOODPLAIN (~2 TO 5-YEAR FLOOD)

PERENNIAL SIDE CHANNEL CHARACTERISTICS

DESIGN FLOW (CFS)		BOTTOM WIDTH (FT)	BANKFULL WIDTH (FT)	LOW FLOW DEPTH (FT)
LOW FLOW	BANKFULL FLOW			
1.0	5.0	5.0	7.0	0.5



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 CONCEPTS
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DRAWING NAME
 CONCEPT PLANS
 OVERVIEW-2
 DRAWING NO.
 SHEET - OF 9

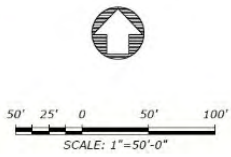
FILE: B:\PROJECTS\WARM SPRINGS PRESERVE\DESIGN\CONCEPTS\CONCEPTS OVERVIEW-3.DWG, DATE: 11/09/2022 11:41 AM



FLOODPLAIN ACTIVATION LEGEND

- SEASONALLY ACTIVATED FLOODPLAIN (~1 TO 1.5-YEAR FLOOD)
- LESS FREQUENTLY ACTIVATED FLOODPLAIN (~2 TO 5-YEAR FLOOD)

PERENNIAL SIDE CHANNEL CHARACTERISTICS				
DESIGN FLOW (CFS)		BOTTOM WIDTH (FT)	BANKFULL WIDTH (FT)	LOW FLOW DEPTH (FT)
LOW FLOW	BANKFULL FLOW			
1.0	5.0	5.0	7.0	0.5



WARM SPRINGS PRESERVE
CONCEPTS
 CITY OF KETCHUM
 KETCHUM, BLAINE COUNTY, IDAHO

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CONCEPT PLANS

OVERVIEW-3

DRAWING NO.
 SHEET -- OF 9



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WARM SPRINGS PRESERVE
 CONCEPTS
 CITY OF KETCHUM
 KETCHUM, BLAINE COUNTY, IDAHO

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 CONSTRUCTION

DATE: OCTOBER, 2022
 DESIGNED: _____
 APPROVED: _____

DRAWING NAME
 CONCEPT PLANS

OVERVIEW-4

DRAWING NO. ---
 SHEET -- OF 9

Constructed Side Channel, One
Year After Construction

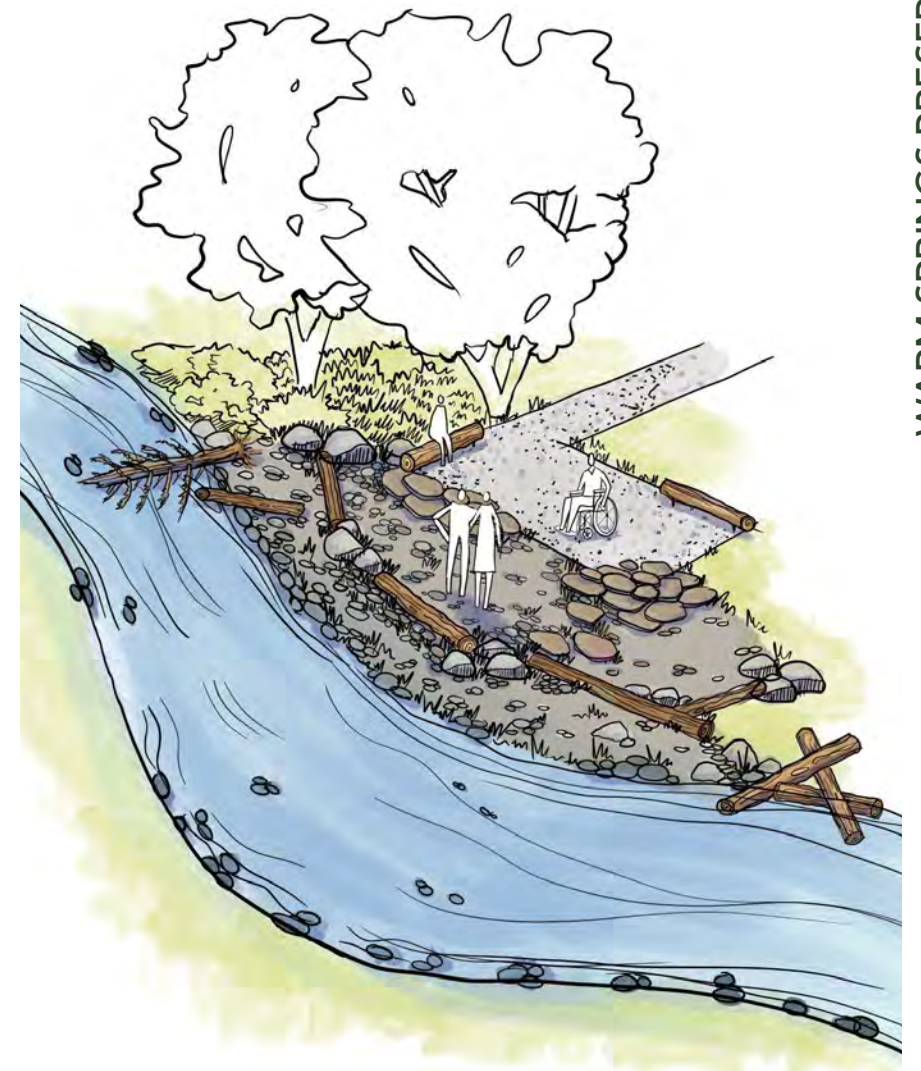


Natural Side Channel,
with Mature Vegetation





Point Bar Creek Access





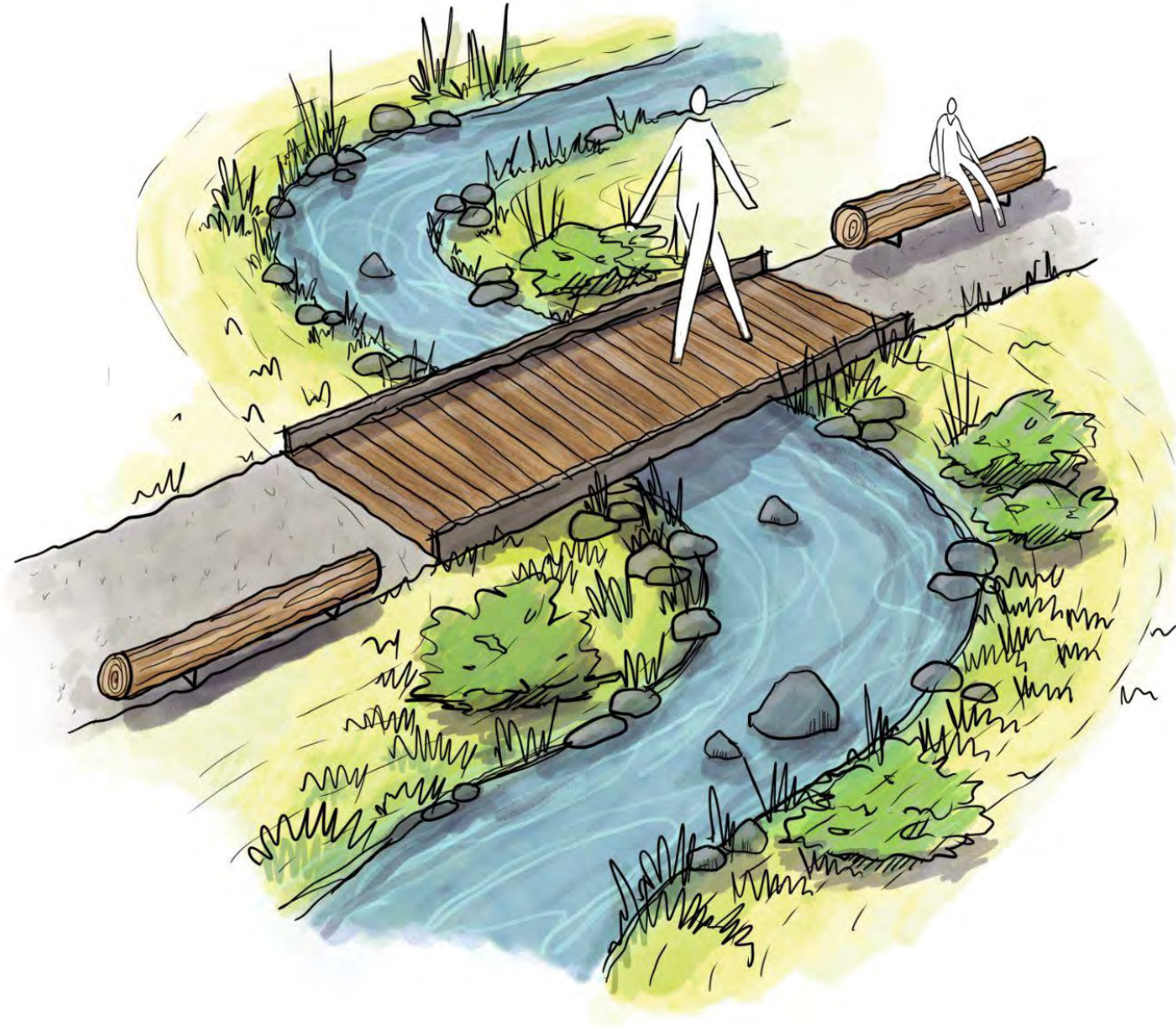
Catherine Creek (tributary to Grande Ronde River)
•During Construction

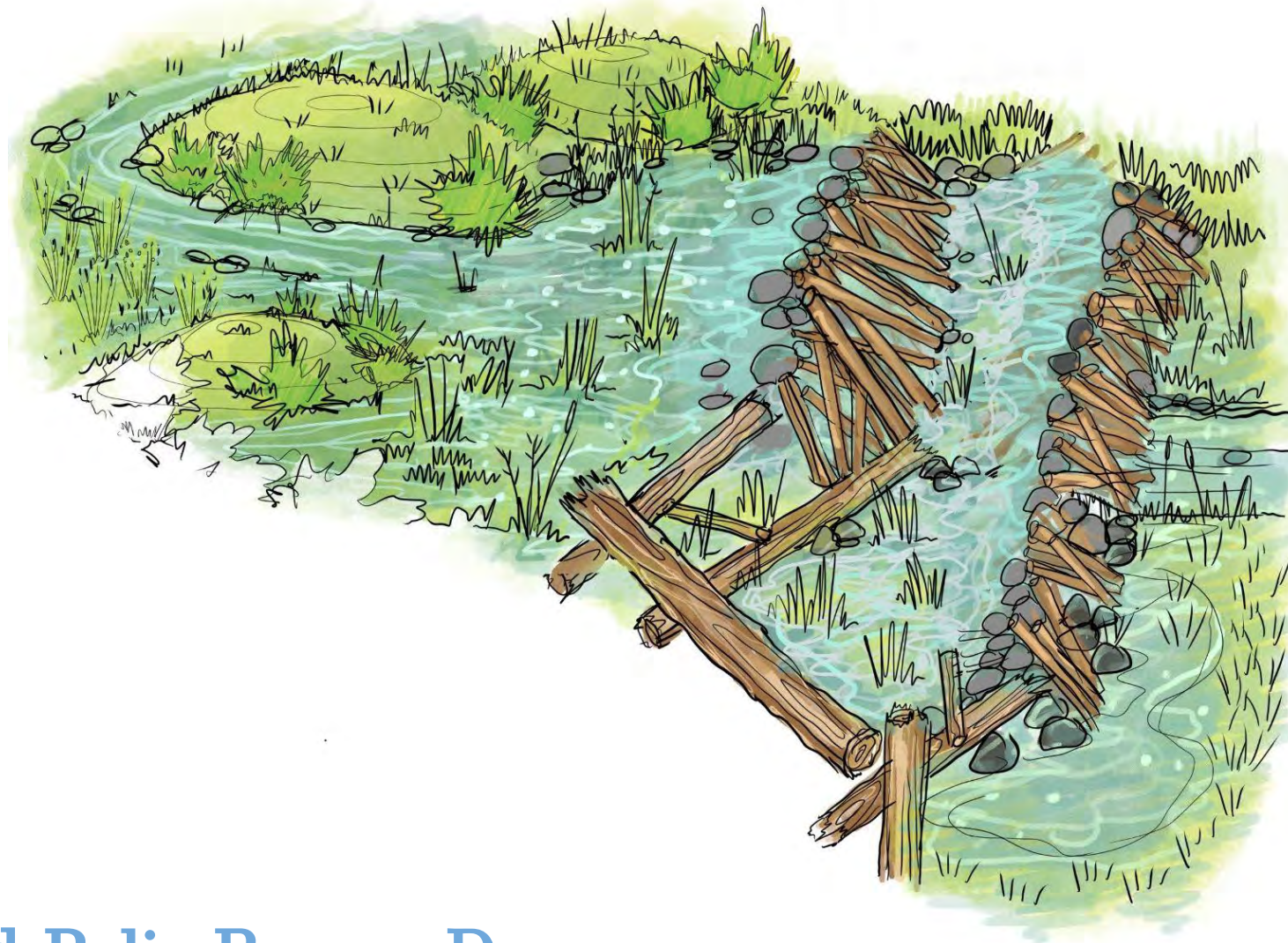
Lower Creek Edge



Natural Floodplain, with
Mature Vegetation
(Colorado Gulch)

Lower Creek Edge





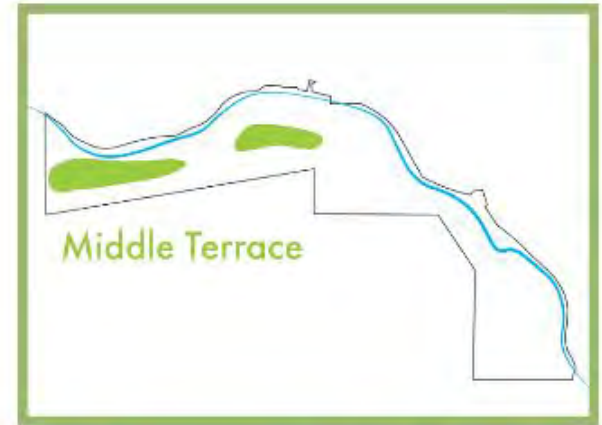
Constructed Relic Beaver Dam

Natural Beaver Dam, made from rock, soil and willow branches



Lower Creek Edge

Middle Terrace



AREAS TO RECEIVE FILL FROM EXCAVATED FLOODPLAIN, TO BE REVEGETATED WITH NATIVE WILDFLOWER MEADOW



Middle Terrace

Existing Condition



Middle Terrace



Example section showing berms with native grasses, forbs and shrubs.



Wheatgrass
Pascopyrum



Snowberry
Symphoricarpos



Bluebunch
Pseudoroegneria spicata



Idaho Fescue
Festuca idahoensis



Sagebrush
Artemisia tridentata



Arrowleaf Balsamroot
Balsamorhiza sagittata



Ute Ladies'-tresses
Spiranthes diluvialis



Desert Phlox
Phlox



Common Camas
Camassia quamash

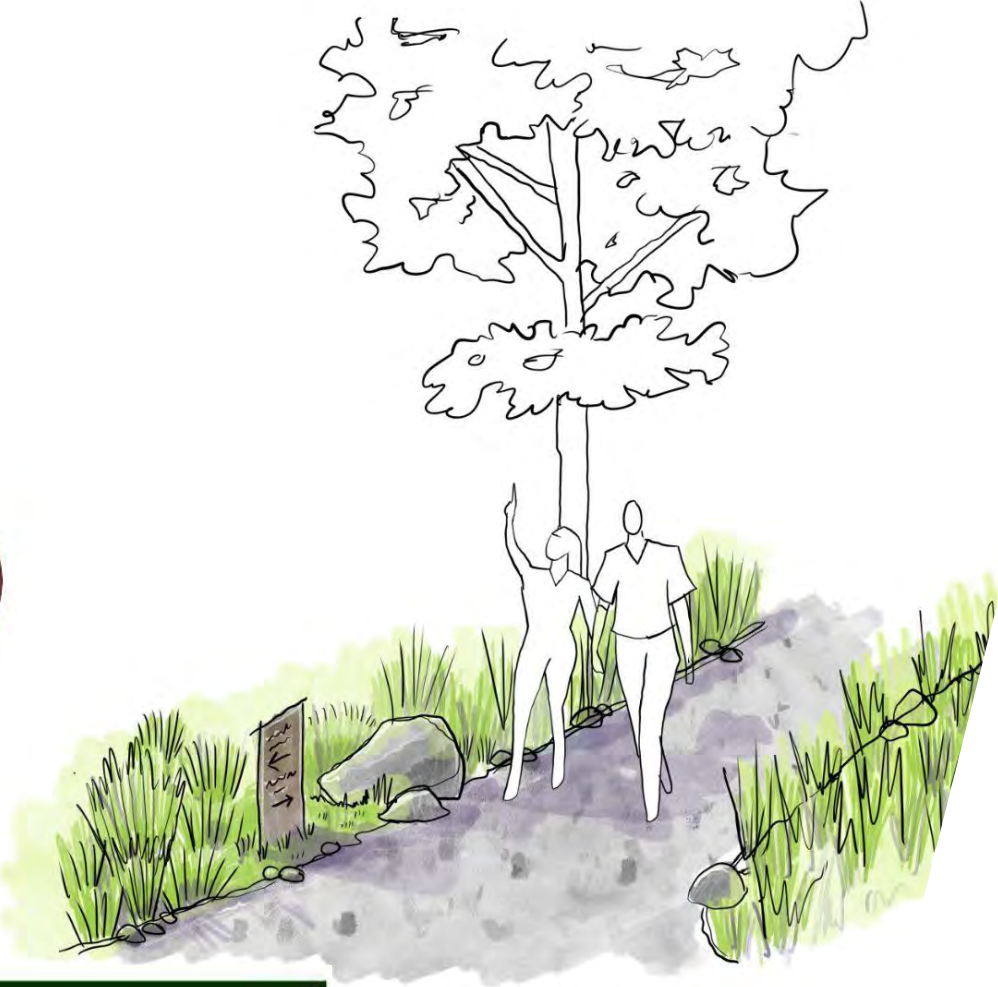


Pearly Everlasting
Anaphalis margaritacea



Illustrative image of Middle Terrace with native meadow berms and grass pathways

Southern Floodplain



Southern Floodplain

Existing Condition



Are we headed in the right direction?

3

Next Steps

The design process, permitting & implementation of the project

Design Process



Next Steps



January 2023

Next Iteration of Design

- Educational/Signage
- Donor Elements
-

Updated Budget

Explore Phasing & Value Engineering