CITY OF KETCHUM, IDAHO
PLANNING AND ZONING COMMISSION
Wednesday, June 17, 2026, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION
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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/88111134210
   Webinar ID: 881 1113 4210

2. Address the Commission in person at City Hall.

3. Submit your comments in writing to participate@ketchumidaho.org *(by noon the day of the meeting)*

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

CALL TO ORDER:
ROLL CALL:
COMMUNICATIONS FROM COMMISSIONERS:
CONSENT AGENDA:
ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.

1. ACTION: Approval of the June 4, 2026 Meeting Minutes
2. ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Wood River YMCA Final Design Review Application
3. ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the The Chalets at Warm Springs Preliminary Plat Application

4. ACTION: Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the 300 E River St Condominiums Preliminary Plat Application

PUBLIC HEARING:

5. ACTION: Recommendation to review and approve the 200 Lava Street Mountain Overlay Design Review application, as conditioned, and direct staff to return with Findings of Fact – Paige Nied, Associate Planner
6. ACTION: Recommendation to review and approve the 330 Topaz Street Residence Final Mountain Overlay Design Review and recommend approval of the Lot Consolidation Preliminary Plat, and direct staff to return with Findings of Fact, Conclusions of Law, and Decision. - Abby Rivin, Senior Planner

ADJOURNMENT:

CALL TO ORDER:
Chair Brenda Moczygemba called the meeting to order at 4:30 PM (00:00:33 in video)

ROLL CALL:
Tim Carter-absent
Brenda Moczygemba
Joey Stevenson
Hannah Harris
Heidi Schertnanner

ALSO PRESENT:
Morgan Landers – Planner
Allison Kennedy – Senior Planner
Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Genoa Beiser – Associate Planner
Heather Nicolai – Operations Manager
Matt Johnson – City Attorney

COMMUNICATIONS FROM COMMISSIONERS: (00:01:55 in video)

- **None**

Motion to alter the agenda and move public hearing item 3 to be heard after items 4 & 5 (00:02:11 in video)

Motion to approve altering the agenda and move public hearing item 3 to be heard after items 4 & 5 (00:03:10 in video)

MOVER: Heidi Schernthanner
SECONDER: Joey Stevenson
AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner & Joey Stevenson
NAYS:
RESULT: UNANIMOUSLY ADOPTED

CONSENT AGENDA: (00:03:50 in video)

1. ACTION: Approval of the May 20, 2026 Meeting Minutes
2. ACTION: Approval of the written Decision for the Prospector Condo Deck Appeal as presented by the City Attorney, and authorize the Chair to sign. (P26-002)

Motion to approve the consent agenda. (00:04:10 in video)

MOVER: Hannah Harris
SECONDER: Joey Stevenson
AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner & Joey Stevenson
NAYS:
RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING:

4. ACTION: Recommendation to review and recommend approval of the 300 River Street East Condominiums Preliminary Plat (P25-057) and direct staff to return with the Findings of Fact, Conclusions of Law, and Decision. - Morgan Landers, Planner (00:04:35 in video)

- Presentation by Morgan Landers (00:04:52 in video)
- Commissioner questions for staff and applicant (00:06:34 in video)
- Applicant, Jake Bariteau, response to questions from Commissioners (00:07:24 in video)
- Commissioner questions for staff and staff responses (00:08:24 in video)
- Public Comment Opened (00:11:04 in video)
    - None
- Public Comment Closed (00:11:18 in video)
- Commissioner Deliberations (00:11:20 in video)

Motion to approve the 300 River Street East Condominiums Preliminary Plat (P25-057) and direct staff to return with the Findings of Fact, Conclusions of Law, and Decision. (00:12:42 in video)

MOVER: Hannah Harris
SECONDER: Joey Stevenson
AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner & Joey Stevenson
NAYS:
RESULT: UNANIMOUSLY ADOPTED

5. ACTION: Recommendation to review and recommend approval of The Chalets at Warm Springs Preliminary Plat (P26-009) and direct staff to return with the Findings of Fact, Conclusions of Law, and Decision. - Genoa Beiser, Associate Planner (00:13:13 in video)

- Presentation by Genoa Beiser (00.13.40 in video)
- Commissioner questions for staff and staff responses (00:20:34 in video)
- Public Comment Opened (00:23:57 in video)
    - None
- Public Comment Closed (00:24:07 in video)
- Commissioner questions for applicant and applicant response (00:24:10 in video)
- Commissioner Deliberations (00:25:15 in video)

Motion to recommend approval to City Council of The Chalets at Warm Springs Preliminary Plat as conditioned and direct staff to return with draft findings. (00:26:27 in video)

MOVER: Hannah Harris
SECONDER: Joey Stevenson
AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner & Joey Stevenson
NAYS:
RESULT: UNANIMOUSLY ADOPTED

3. ACTION: Recommendation to review a Floodplain Development Permit Application(P24-038) for 411 Northwood Way and direct staff to return with the Findings of Fact, Conclusions of Law, and Decision.- Allison Kennedy, Senior Planner (00:27:09 in video)

- Presentation by Allison Kennedy (00.27.57 in video)

- Commissioner questions for staff and staff responses (00:40:14 in video)
- Applicant presentation, Elizabeth A. Koeckeritz, Givens Pursley LLP, Land use lawyer (00:42:20 in video)
- Commissioner questions for applicant team (Elizabeth Koeckeritz, Katie Franklin & Jeff Rusack) and applicant response (00:59:10 in video)
- Matt Johnson, City Attorney responds to Commissioner Questions (01:40:00 in video)
- Jennifer Zung, City Contracted Floodplain Development Manager responds to Commissioner Questions (01:49:00 in video)
- Commissioner questions for staff and staff responses (01:51:39 in video)
- Public Comment Opened (01:58:45 in video)
    - Kristine Spangenberger (01:59:03 in video)
    - Sandra Swan (02:02:15 in video)
- Public Comment Closed (02:03:40 in video)
- Commissioner Deliberations (02:03:48 in video)

Motion to continue the hearing for floodplain Development Permit Application (P24-038) for 411 Northwood Way **to a date certain of September 3, 2026 to allow the applicant to present a revised application based on the comments based on the comments made tonight.** (02:30:17 in video)

MOVER: Joey Stevenson
SECONDER: Hannah Harris
AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner & Joey Stevenson
NAYS:
RESULT: UNANIMOUSLY ADOPTED

Communication from Staff: (02:31:05 in video)

Update on scheduling and status for the Code update by Abby Rivin and discussion with Commissioners (02:31:10 in video)

ADJOURNMENT:

Motion to adjourn at 7:13 PM (02:42:48 in video)
MOVER: Heidi Schernthanner
SECONDER: Hannah Harris
AYES: Brenda Moczygemba, Hannah Harris, Heidi Schernthanner & Joey Stevenson
NAYS:
RESULT: UNANIMOUSLY ADOPTED

Tim Carter – Chairman of the Planning and Zoning Commission

Jade Riley – City Administrator

City of Ketchum
Planning & Building

101 Saddle Road Wood River YMCA (Addition) Design Review Application File Number: P25-068A Date: June 17,2026	) KETCHUM PLANNING AND ZONING COMMISSION) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND) DECISION)

PROJECT:	Wood River YMCA (Addition)
FILE NUMBER:	P25-068A
APPLICATION:	Design Review
PROPERTY OWNER:	City of Ketchum Land and YMCA Lease Matt Neilson, deChase Miksis Development (Owners representative)
ARCHITECT:	Michael Bulls, RLB Architecture
REQUEST:	Design Review for proposed addition of a new main entrance lobby, teen center, fieldhouse with upper-level running track and exterior improvements including: heated sidewalks, landscaped areas, removal of stairs leading up to the existing main entrance. In addition, the reconfigured parking and fire/emergency access located on the north side of the proposed addition. (Internal remodel not subject to design review)
LOCATION:	101 Saddle Road
ZONING:	Tourist Zoning District (T)
OVERLAY:	None

RECORD OF PROCEEDINGS

The City of Ketchum Planning and Zoning Commission (the "Commission") considered the Design Review application P25-068A Wood River YMCA (Addition) during their regular meeting on May 20, 2026. A public hearing notice for the project was mailed to all property owners within 300 feet of the project site on April 29, 2026. The notice was published in the Idaho Mountain Express on April 29, 2026 and materials were posted on the City website on Apri 29, 2026. A notice was posted on premises May 13, 2026 and story flagging affixed for height, building corners staked, and trees to be removed were flagged on project site May 13, 2026.

EXECUTIVE SUMMARY

A pre-application design review application was submitted December 31, 2025. A meeting was held with the Commission on March 5, 2026. The Final Design Review application was submitted March 27, 2026 sent out for review to various city departments on April 15, 2026 and responses were received and the application was deemed complete on April 23, 2026. The Wood River YMCA proposed an interior remodel, addition, and exterior improvements within their leased boundary located at 101 Saddle Road within the Tourist District. (See Fig.1). A Design Review was required for the 26,464sf addition which includes a new main entrance lobby, teen center, and a field house with an upper-level running track proposed to be added to the north end of the facility. Exterior improvements are also proposed requiring design review; including a heated sidewalk , landscaped areas adjacent to addition, removal of existing main entrance stairs, and parking and fire/emergency access reconfiguration. See Attachments A &B: Project Narrative & Project Plans .

The application was submitted after the adoption of the new Comprehensive Plan, but prior to adoption of the updated code. Therefore, the application was reviewed under the previous Ketchum Municipal Code (KMC) Title 17 and 2025 Comprehensive Plan.

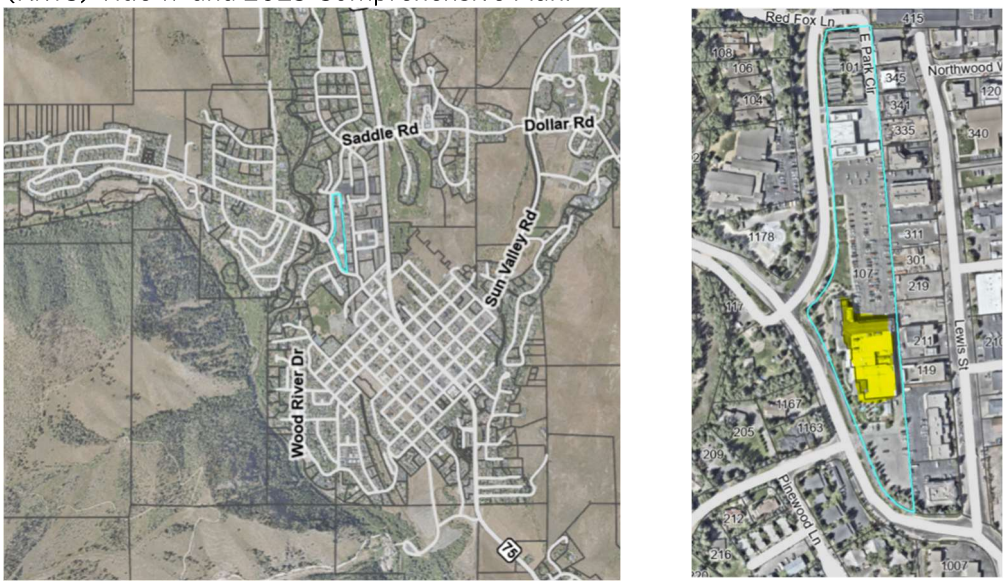


Figure 1 Vicinity Map

Background

A Planned Unit Development Conditional Use Permit (PUD-CUP 04-008) was approved by the city of Ketchum in October 2005 for a 84,155 square foot recreation complex to include: an ice rink approximately 32,500sf, a pool area approximately 12,000sf, a gymnasium approximately 6,000sf, locker rooms approximately 3,800 sf, climbing wall area approximately 2,000sf, aerobics room approximately 1,200 sf, community conference rooms approximately 3,000sf, staff offices approximately 2,000sf, and a daycare area approximately 1,400 sf.

The Wood River YMCA built 56,438sf of the recreation complex but have yet to build the 32,500sf addition on the northern portion of the complex which was originally contemplated and approved as part of the PUD-CUP. Since the original 2005 approval, an indoor ice rink arena was built in Hailey. With this community recreation need met and after operating within the Valley for 20 years, the Wood River YMCA is proposing to fully realize its approved square footage by instead creating a 26,464 sf addition on the north side of the existing structure to include the above referenced additions.

FINDING OF FACT

The Commission having reviewed the entire project record, provided notice, and conducted the required public hearing does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

Per KMC 17.96.050.A Criteria.

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

Findings Criteria 1 & 2

The application was found to conform with the goals, policies, and objectives of the Comprehensive Plan. Specifically, the Distinct Built and Natural Environment Chapter which focuses on Land Use and Community Character. Policy BNE-1.5: Context Sensitive Development highlights the objective that the built environment should blend with the adjacent materials, mix of uses, massing, scale, building heights, and densities permitted within the underlying zoning districts. The application is extending the existing recreational facility with similar materials, uses, and heights that blend within the context of that particular built environment and therefore is congruent with the character of the existing area. In addition, the footprint of the development is less than what was originally approved and therefore fits within the density planned for the site.

The application also was found to meet Policy BNE–1.2: Neighborhood Characteristics which states the desire to reinforce the distinct characteristics of Ketchum's neighborhoods, encouraging creativity and innovation over uniformity. This innovation and flexibility of design over uniformity is highlighted with the proposed alteration of the underutilized main stairs and entrance way and the multitude of details such as the varied roof lines and a mix of building materials which is unusual for a large recreational facility. This YMCA design is unique to Ketchum and is not typical for this organization's usual utilitarian recreational facilities.

Finding Criteria 3: Zoning and Design Review Standards

Zoning and Dimensional Standards

I. ZONING STANDARDS

The application conforms with the zoning and dimensional standards of the underlying Tourist District (T) and the pre-existing site approvals. Finding the pertinent standards to be compliance.

Height-The required building height per 2005 CUP-PUD is 45'6". Both proposed elevations were found to be below the maximum height requirement.

Elevations (Refer to Attachment B: Project Plans, Sheets A.4, A4.1):

- Northern addition of 34'7"
- West elevation lobby roof top 39'7"

Setbacks- The required setbacks for the Tourist Zone:

Front: 30' however a waiver to 25' was approved in 2005 CUP-PUD for Warm Springs Rd. & 15' for Saddle Rd.

Side: 1' for every 3' of building height or 16.5'

(A waiver to a side setback to Saddle Road to 0' for one portion of the building was approved in 2005 CUP-PUD for the anticipated ice rink. The new structure is setback ~50' from that line.)

Rear: 15'

The addition was found to maintain the required setbacks.

2005 CUP Ice Rink Square Footage Footprint Approval
The ice rink was approved at "approximately 32,500 square feet " in the 2005 CUP. The addition proposed is 26,464sf. The application proposes approximately 6,036sf less square footage then what was approved and therefore meets the standard in regard to size of footprint.

Floor Area Ratio Tourist Zone: The FAR associated with this 5.72 acre parcel located within the Tourist Zoning District is .5 up to 1.6.(82,902 sf total) =.33 FAR. The city of Ketchum had this lot surveyed and it is 5.72 acres. This standard is met and no action is required.

- The Commission finds Criteria 1, 2, & 3 to comply.

II. FINDINGS: DESIGN REVIEW STANDARDS
The application was reviewed pursuant to Design Standards KMC 17.96.060 Improvements and Standards. Reviewed below are standards A-K. See Attachment D for KMC Section 17.96.060

Commission Findings: KMC 17.96.060 A. Streets: N/A No new streets are proposed. Warm Springs has a 100' ROW and Saddle Road 80' ROW. .

- The Commission finds the standard to comply.

KMC 17.96.060 B. Sidewalks: Standards 1-4 & 6. Are not applicable as the applicant did not propose changes to existing sidewalks in the ROW.

Standard 5. Is applicable and was found to be met:
New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.

The applicant proposes a 7' wide concrete sidewalk with a 6" vertical curb cut along the western edge of the parking lot. In addition, a 7' wide heated sidewalk is proposed along the northern and western portions of the building leading to the main entrance sidewalk. The heated sidewalks have included a R-5 foil faced insulation which is recommended by the city. Sidewalks are ADA compliant. (See Attachment B: Sheets C.1 & C.1.1, C1.2)

- The Commission finds the standard to comply.

KMC 17.96.060 C. Drainage: Standards 1-5 listed below were found to be met and reviewed by City Engineer. (See Attachment B: Sheet C1.0)

1. All stormwater shall be retained on site.
2. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.
3. The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.
4. Drainage facilities shall be constructed per City standards.

- The Commission finds the standard to comply.

KMC 17.96.060 D. Utilities
Will serve letters were received and the applicant proposes to install at their sole expense and install all connections underground per Ketchum Code standards:

1. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.
2. Utilities shall be located underground and utility, power, and communication lines

within the development site shall be concealed from public view.
3. When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.

- The Commission finds the standard to comply.

KMC 17.96.060 E. Compatibility of Design

Standards 2 & 3 are not applicable since the structure is neither a significant landmark or built prior to 1940. Standard 1. however is applicable: *The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.*

The materials proposed on the submitted project plans *Exterior Renderings* (A5.0, A5.1) and the *Building Elevations and Materials* sheets (A4.0& A4.1) match the existing structural materials including the shingled roof, brick, horizontal board siding, metal finishes, wood columns and beams, masonry, board and batten, and the existing metal and glass doors. The colors of the proposed materials are designed to match the existing building therefore the addition would appear to be fully integrated into the existing architectural palate and materials. Signage on the building is not proposed to change however the commission has added a condition of approval in case the signage plan changes. A Sign Permit is required for any new signage or banners displaying or advertising the facility. (KMC 16.05)
During the Pre-Application Design Review the Planning and Zoning Commission requested the applicant revise their garage door design. Originally a more utilitarian garage door painted a bronze color, the applicant has revised the design and now faced the door with wood and trim and kept the glazing windows on top so it appears more residential. In addition, the Commission asked for more lighting for safety be added on the back side of the building. The applicant added four full cut off wall mounted sconces on the proposed rear of the structure. (See Attachment B: Sheet A.7)

- The Commission finds the standard to comply.

KMC 17.96.060 F. Architectural

The standards listed 1-8 were found to comply.
1. Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.

The proposed addition will modify the main entrance to be relocated at the north-west side of the building rather than the current western main entrance. Pedestrian access to the new entryway is shown to be clearly delineated by sidewalks, landscaping, and a large roof overhang above the main entrance doors. In addition, the existing entryway is proposed to be decommissioned by removing stairs and new landscaping.

2. The building character shall be clearly defined by use of architectural features.
3. There shall be continuity of materials, colors and signing within the project.

The proposed addition continues the existing character as seen in the use of the same materials and color palettes. The continuation of the flat roof and three sloped roofed areas add interest within the addition and mirror the roof design existing throughout the structure.

The western elevation of the addition which faces Warm Spring Road has continued the design element of predominate brick veneer with the board and batten siding on the second level. The bulk and mass is broken up by: mirroring pedestrian scale awnings seen on the southern end of the building, inclusion of a variety of

roof lines, and the large windows with panes to break up the flatness of the large walls. (See Attachment B: Sheet A.4 Building Elevations & Materials)

The eastern façade is facing the service alley and matches the existing rear façade with composite board horizontal siding on the majority, split masonry on the bottom , and a brick veneer building pop out. The two sloped roof lines and windows add interest and break up the large nature of the fieldhouse building.

4. Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.

Attachment B: Sheet L.1 shows that the applicant is proposing to match existing fencing, utilize pavers to match existing, and add uniformity with plant groupings.

5. Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.
The proposed utilization of three sloped roof features , three awnings to match the southern end of the structure, the use of brick, board and batten siding and large windows will help reduce the scale and flatness of the structure. In addition, the roof line will be lower than the existing roof line which will also help with bulk.

6. Building(s) shall orient toward their primary street frontage.
The main building entrance will be oriented on Saddle Road however the building is located on a corner and also spans along Warm Springs Road.

7. Garbage storage areas and satellite receivers shall be screened from public view and located off alleys. The garbage and recycling are located behind Bonnies Garden facing toward the rear alley and are screened from view.(See Attachment B: Sheet A1.1)

8. Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.
The front lobby has a large flat roof over the entrance. The three sloped roofs have snow retention clips to help mitigate snow slide. (See Attachment B: Sheets A2.1 & A2.2)

- The Commission finds the Architectural Standards 1-8 to comply.

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KMC 17.96.060.G: Circulation of Design
1. Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.
2. Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.
3. Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.
4. Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.

Standards 1-4 are met as the work proposed will not impede the existing connections with the preexisting sidewalks and ROW. A new 8' sidewalk is proposed on city property (lot 6) located in the rear of the structure within the new proposed parking area with striping for a crosswalk to aide circulation.

5. Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.

The Site Plan on Attachment B: Sheet C1.0 shows unobstructed access for fire and emergency vehicles. A fire lane of 26' hugs the northern portion of the structure and tapers to ~20' when servicing the rear of the structure. A siren activated gate is shown on Attachment B: Sheet A1.1. which could be accessed by emergency vehicles however a snowplow or other service vehicles would not be able to utilize this portion of the alley and would have to back up quite aways in leu of a turnaround. A condition was added to change the siren activated gate to a manual obstruction to meet the need for both detracting passenger vehicles to and from the Lot 6 parking area but still allowing for the circulation of service vehicles when necessary. For example, a chain/roped off gate or something similar.

- The Commission finds the standards 1-5 to comply with condition.

KMC 17.96.060.H: Snow Storage

1. Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.
2. Snow storage areas shall be provided on site.
3. A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.
4. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.

Snow storage is provided on site. The existing facility has both stored snow within the northern lawn area and the southern parking lot. In addition, the north-eastern portion of the existing parking area has been used as temporary storage and has been hauled off site. This is the similar proposal for the addition to store both onsite and haul away snow. Specifically, the Site Plan shows: 1,500 sf of snow storage on the north lawn, 1,500sf of temporary snow storage within the north-east portion of the parking lot, & 1,900sf of snow storage located along the south parking lot. In high snow years excess snow has been hauled off site as needed. The City Street Department & Engineer had no comments in regards to snow storage proposed.

Snow melt is proposed along the sidewalks from the lease boundary to the lobby entrance.

- The Commission finds the standard to comply.

KMC 17.96.060.I: Landscaping

1. Landscaping is required for all projects.
2. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.
3. All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.
4. Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.

The landscaping standards appear to be met. The applicant has sited the landscaping adjacent to the structure and hardscapes to create a buffer. In addition, a new landscaped portion is proposed to buffer the front area where the removal of the stairs is proposed. Sixteen existing bike racks will remain at this western portion of the building and 14 more proposed at the new main lobby paver area. (See Attachment B: Sheet

L.1) The new proposed entranceway is flagged on either side of the walkway with deciduous ornamental maples trees which will both provide shade in the summer and color in the fall. In addition, the vegetative height will help break up the mass of the facade facing Saddle Road and Warm Springs views of the building. The shrubs, perennials, and grasses chosen while not all native varieties are generally more drought tolerant and will thrive in the high-altitude dessert environment.

- The Commission finds the standard to comply.

KMC 17.96.060.*J Public Amenities*-*N/A*- No public amenities required in 2005 PUD. The proposal is not encroaching within the ROW.

- The Commission finds the standard to comply.

KMC 17.96.060.*K Underground encroachments*- N/A No underground encroachments are within the required setbacks

- The Commission finds the standard to comply.

Parking

While Parking is not part of the Design Review Application it was brought up at the pre-design review hearing as a topic of interest and that it be addressed in the Final Design Review hearing. The original 2005 CUP (Policy 8.9, p. 12) was approved on condition that a shared parking agreement was approved by the city with 150 parking spaces. Most of the parking for the facility is located outside of the YMCA leased boundary and therefore depends on a shared parking agreement with the city of Ketchum. This agreement is currently being finalized and has been reviewed by the URA, City Council, and the YMCA. The draft plan accommodates additional parking on city owned Lot 6 located in the rear of the proposed YMCA structure and provides spaces within the City Right-of-Way along Saddle Road. See Attachment C for a draft diagram of the temporary parking and ROW improvement proposal. If implemented it would accommodate approximately 171 vehicles: 22 vehicles along the eastern portion of Saddle Road, 7 vehicles on the western portion of Saddle Rd., approximately 28 vehicles in a satellite parking area with Lot 6 behind the YMCA addition, approximately 67 spaces in the existing parking area, and 47 spaces within the southern park and ride lot. This does not include the parking area in front of the fire station which includes an additional 43 spaces.

- The Commission finds the standard to comply.

V. DECISION

Therefore, the Ketchum Planning and Zoning Commission **approves** this Design Review Application File No. P25-068A this Wednesday, June 17, 2026 subject to the following conditions of approval.

(Motion: Commissioner Harris moved to approve P25-068 Design Review Application with conditions, Commissioner Moczygemba seconded and it passed with a 4-0 vote.)

CONDITIONS OF APPROVAL

1. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Planning and Zoning Commission or upon appeal, the date the approval is granted by the Council. Extensions may be granted per KMC 17.96.090.B.
2. This Design Review approval is based on the plans dated 4/22/2026 and the information presented and approved at the Planning and Zoning Commission included as Exhibit B. The building permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
3. At time of building permit, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all improvements, including sidewalks,

alley asphalt, streetlights, utilities, and drainage facilities, for final review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department.
4. A Sign Permit is required for any new signage or banners displaying or advertising the facility.
5. The siren activated gate shown within the plan set shall be replaced with a manually removable obstruction for access by service and snow removal vehicles.
6. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Attachments:

A. Application and Project Narrative
B. Project Plans
C. City of Ketchum/YMCA Parking Draft
D. KMC Title 17.96.060

Findings of Fact **adopted** this 17th day of June 2026.

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Tim Carter, Chair
City of Ketchum
Planning and Zoning Commission

IN RE:	)
	)
The Chalets at Warm Springs Townhomes	) KETCHUM PLANNING AND ZONING COMMISSION
Preliminary Plat	) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Application File Number: P26-009	) DECISION
Date: June 17, 2026	)
	)
	)

PROJECT:	The Chalets at Warm Springs Townhomes
APPLICATION TYPE:	Preliminary Plat
FILE NUMBER:	P26-009
PROPERTY OWNER:	108-110 Ritchie, LLC
REPRESENTATIVE:	Hank Moore, Presidio Development
LOCATION:	108 Richie Dr (WARM SPRINGS VILL SUB 2ND REV LOT 3A BLK 4)
ZONING:	Tourist 3000 (T-3000)
OVERLAY:	None

RECORD OF PROCEEDINGS

The preliminary plat application was received on February 26, 2026. The application was processed and deemed complete on February 26, 2026. Following receipt of the complete application, Planning staff routed the application materials to all city departments for review. City department comments were provided to the applicant on April 7, 2026. The applicant submitted revised project materials on May 4, 2026. City departments completed a second round of review by May 7, 2026 confirming that all comments had been addressed satisfactorily though the applicants revisions to the plans or conditions of approval.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on May 13, 2026. The public hearing notice was published in the Idaho Mountain Express on May 13, 2026. A notice was posted on the project site and the City's website on May 20, 2026.

BACKGROUND

The applicant submitted a Design Review application for the development of 12-, three- and four-bedroom, townhouse units at 108 Ritchie Drive (the subject property). The subject property is located in the Tourist 3000 (T-3000) zone district. The Design Review was approved by the Planning and Zoning Commission (the Commission) on December 9, 2025 and the Commission adopted the Findings of Fact, Conclusions of Law, and Decision for the Design Review on January 20, 2026. Condition of approval number 14 of the Design Review application requires a Preliminary Plat application to be submitted prior to building permit issuance. No building permit has been issued for the project.

The proposal exceeds the floor area ratio of the subject property, as permitted in the T-3000 zone. The FAR Exceedance Agreement for the subject property was approved by the City Council on March 25, 2026.

FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby find that the project meets the criteria (below) for a Preliminary Plat approval per §16.07.080.A.1.d of the Ketchum Municipal Code:

A. Is consistent with the comprehensive plan;
B. Complies with the standards in Chapter 16.06, *Subdivision*;
C. Complies with the applicable zoning district standards;
D. Complies with the use, dimensional, design, and development standards in this Code;
E. Provides a layout of lots, streets, blocks, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive areas and/or community assets;
F. Provides evidence of public water and sewer system connections; and
G. Identifies and adequately mitigates known natural hazard areas.

The Commission finds that the application is consistent with the comprehensive plan and conforms to all applicable standards and criteria as set forth in Chapter 16.06 – *Subdivision* and §16.07.080.A.1 – *Preliminary Plats.* Therefore, the Commission does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

CRITERIA A: COMPREHENSIVE PLAN CONFORMANCE

The 2025 Comprehensive Plan designates the subject property's future land use as High Density Residential (HDR) in the Future Land Use Map (FLUM). The primary use of HDR is townhomes and multifamily residential with the density range being between 11 to 20 dwelling units per acre. The proposed project as shown on the preliminary plat is a townhome development with a density of 14.69 dwelling units per acre. The Commission finds the proposed development meets the intent of the future land use designation as proposed.



Figure 1: Subject Property

Comprehensive Plan Chapter 3 core value "Distinctive Built and Natural Environment" policies support this proposal. Policy BNE 1.5 considers context sensitive development and requires "infill and redevelopment projects to be tailored to the surrounding neighborhood context and applicable future land use categories." Policy BNE -1.1: Growth Management supports the efficient use of Ketchum's limited land area.

The surrounding Warm Springs neighborhood is characterized by a variety of two- and three-story multi-family and duplex developments. See Figure 1 to the left for the subject property in yellow. The surrounding properties have an outline of the buildings. Where no building is shown, the property is either vacant or has a single-family residence. As shown in the image, most of the surrounding properties have a similar development pattern as the proposed development. Additionally, the construction and subdivision of 108 Ritchie is efficient use of Ketchum's limited land area.

With conformance to the 2025 FLUM and Comprehensive Plan policies, the Commission finds that the development is consistent with the Comprehensive Plan.

CRITERIA B – G: CONFORMANCE WITH APPLICABLE STANDARDS AND CRITERIA

FINDINGS REGARDING COMPLIANCE WITH ZONING REGULATIONS

Applicable Zoning Standards Analysis				
Compliant				
Yes	No	N/A	City Code	Standards and Conformance
☒	☐	☐	16.02.040.B.2	Minimum Lot Area and Width
			Commission Findings	Permitted: 8,000 square feet with minimum of 80-foot width The lot is 35,799 SF lot area with an approximate average lot width of 215 feet.
☒	☐	☐	16.02.080.B	FAR or Lot Coverage
			Commission Findings	Permitted FAR: 0.5 Permitted FAR with Community Housing: 1.6 Approved FAR: 1.3 FAR Exceedance Agreement approved by City Council on March 25, 2026.
☒	☐	☐	16.04.070.B	Minimum Residential Density

			Commission Findings	Required: 4 residential units per 10,000 SF of lot area Total Lot Area: 29,902 SF / 10,000 SF = 2.99 2.99 x 4 units = 12 units Proposed: 12 Units & Subdivisions
☒	☐	☐	16.04.020.C. 12.i(2)	Driveways
			Commission Findings	Permitted: Not less than 12 feet and not more than 35% of street frontage or 30 feet (whichever is less) unless otherwise approved by the City Engineer. Proposed: Private roads curb cuts onto public roads are not subject to driveway width requirements. Building 2 has driveways directly onto Ritchie Dr which are 12 feet in width for a total of 24 feet. The total length of the property is approximately 219 ft. 35% of street frontage would be 77 ft, therefore the maximum width is 30 feet. A total of 24 feet is proposed.
☒	☐	☐	16.02.080.B	Open Site Area
			Commission Findings	Required: 35% site area excluding buildings, structures, parking areas, driveways, cul-de-sacs or streets - A maximum of five percent open site area may be used for private decks or patios and walkways subject to design review approval. Required Open Site Area: 12,523 SF (35%) total – of that total, a maximum of 626 SF can be private decks or patios and walkways Total Lot area: 35,799 SF Total SF of Buildings, Streets, Driveways, and Dumpster = 22,864 SF 35,799 SF – 22,864 SF = 12,935 SF = 37% Total proposed patios and walkways = 622.25 SF = <5%

FINDINGS REGARDING COMPLIANCE WITH PRELIMINARY PLAT DIGITAL COPIES

Preliminary Plat Digital Copy Requirements				
Compliant				
Yes	No	N/A	City Code	Standards and Conformance
☒	☐	☐	16.07.080.A. c.(2)(A)viii(a)	The scale, north point and date.
			Commission Findings	The preliminary plat includes a scale, north point, and date.
☒	☐	☐	16.07.080.A. c.(2)(A)viii(b)	The name of the proposed subdivision. Subdivision names shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho and shall be approved by the Blaine County Assessor.

			Commission Findings	The preliminary plat includes the name of the proposed subdivision: The Chalets at Warm Springs. This name is not currently applied to any other property in Blaine County.
☒	☐	☐	16.07.080.A.c.(2)(A)viii(c)	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			Commission Findings	The name and address of the owner of record, the subdivider, and the surveyor are shown in the bottom left corner on page one of the preliminary plat. 108 – 110 Ritchie LLC is the owner and subdivider. Mark Van Duser, Galena-Benchmark Engineering, is the surveyor.
☒	☐	☐	16.07.080.A.c.(2)(A)viii(d)	Legal description of the area platted.
			Commission Findings	The legal description is included in line two under the proposed subdivision name.
☒	☐	☐	16.07.080.A.c.(2)(A)viii(e)	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			Commission Findings	The preliminary plat indicates the boundary lines of the adjoining lots including townhouse lots and lots within Warm Springs Village Subdivision Second Addition.
☒	☐	☐	16.07.080.A.c.(2)(A)viii(f)	A contour map of the subdivision with contour lines and a maximum interval of two feet to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the City Engineer.
			Commission Findings	The preliminary plat shows the contour lines for the subject property.
☒	☐	☐	16.07.080.A.c.(2)(A)viii(g)	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			Commission Findings	The preliminary plat shows the scaled location of the adjacent street. There are no existing buildings or bodies of water on the subject property.
☒	☐	☐	16.07.080.A.c.(2)(A)viii(h)	Boundary description of the tract.
			Commission Findings	Boundary description of the tract is included as longitude and latitude along the property lines.
☒	☐	☐	16.07.080.A.c.(2)(A)viii(i)	Existing zoning of the tract.
			Commission Findings	The existing zoning of the subject property is contained in plat note #28.
☒	☐	☐	16.07.080.A.c.(2)(A)viii(j)	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.

			Commission Findings	The proposed private roads (Baldy Way and Chalet Drive), sublots, and easements are shown and dimensioned.
☒	☐	☐	16.07.080.A.c.(2)(A)viii(k)	**The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.**
			Commission Findings	The preliminary plat shows the approximate size and proposed land use for access, public utility easements, and common area.
☒	☐	☐	16.07.080.A.c.(2)(A)viii(l)	**The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.**
			Commission Findings	All sewers, water mains, street improvements, curbs and gutters are shown.
☒	☐	☐	16.07.080.A.c.(2)(A)viii(m)	**The direction of drainage, flow and approximate grade of all streets.**
			Commission Findings	The grade and drainage of Ritchie Drive is shown.
☐	☐	☒	16.07.080.A.c.(2)(A)viii(n)	**The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.**
			Commission Findings	N/A – Drainage canals and drainage easements are not proposed.
☒	☐	☐	16.07.080.A.c.(2)(A)viii(o)	**Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.**
			Commission Findings	The preliminary plat contains a vicinity map referencing existing arterials and collector streets.
☐	☐	☒	16.07.080.A.c.(2)(A)viii(p)	**The boundaries of the floodplain, floodway and avalanche overlay district shall also be clearly delineated and marked on the preliminary plat or note provided if the entire project is in the floodplain, floodway or avalanche overlay district.**
			Commission Findings	N/A – Property is not in the floodplain, floodway, or avalanche overlay.
☐	☐	☒	16.07.080.A.c.(2)(A)viii(q)	**Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two or more streets.**
			Commission Findings	N/A – Property is not in the floodplain, does not contain land with a slope of 25%, and is not creating a corner lot.

☒	☐	☐	16.07.080.A.c.(2)(A)viii(r)	Lot area of each lot.
			Commission Findings	The preliminary plat shows the lot area of each sublot.
☒	☐	☐	16.07.080.A.c.(2)(A)viii(s)	Existing mature trees and established shrub masses.
			Commission Findings	The lot is currently vacant and does not contain existing mature trees or shrub masses.

FINDINGS REGARDING PRELIMINARY PLAT SUBDIVISION REQUIREMENTS

Preliminary Plat Development and Design Requirements				
Compliant				
Yes	No	N/A	City Code	Standards and Conformance
☒	☐	☐	16.06.050.A	Lot Requirements: 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Corner lots outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of 25 feet unless a longer radius is required to serve an existing or future use. 3. Side lot lines shall be within 20 degrees to a right angle or radial line to the street line. 4. Double frontage lots shall not be created. 5. Every lot in a subdivision shall have a minimum of 20 feet of frontage on a dedicated public street or legal access via an easement of 20 feet or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat. 6. In the LR-1 District, the maximum density of a single development is one dwelling unit per acre of gross land area of less than 25 percent slope.
			Commission Findings	1. The proposed townhouse subdivision meets all dimensional standards as outlined in the T-3000 zone district for the parent lot. The minimum lot size is 8,000 square feet and the parent lot for the subject property is 35,574 square feet. The new attached townhomes meet minimum setback requirements in the T-3000 for the front, side, and rear. 2. N/A – a corner lot is not being proposed. 3. The parent lot of the townhouse subdivision and the newly created sublot lot lines are within 20 degrees to a right angle to the street lot line along Ritchie Drive, Baldy Way, and Chalet Drive. 4. A double frontage lot is not being proposed. 5. Sublots 1-6 have a minimum of 20 feet of frontage along Ritchie Drive and Sublots 7 -12 have a minimum of 20 feet of frontage along the private roads which is an access and public utility easement. 6. N/A – The subject property is in the T-3000 zone.

☐	☐	☒	16.06.050.B	Building Envelopes: 1. Building envelopes shall be shown on preliminary and final plats when a proposed subdivision includes lot(s): a. In whole or in part within the floodplain; b. That contain land with a slope in excess of 25 percent, based upon natural contours; or c. Create corner lots at the intersection of two or more streets. 2. The building envelopes shall be located in a manner designed to promote orderly and logical development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. 3. Building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses, and topographical features. 4. Structures may only be built on buildable lots as defined in §16.08.020. Building envelopes shall be established outside of hillsides of 25 percent and greater and outside of the floodway. A Subdivision Exception to this standard may only be considered for the following: a. For parcels that are entirely within slopes of 25 percent or greater to create a reasonable building envelope, provided the Mountain Overlay District standards and all other City requirements are met. b. For small encroachments into or over isolated pockets of land with a slope of 25 percent or greater that are found to be in compliance with the purposes and standards of the Mountain Overlay District and this section.
			Commission Findings	N/A – Property is not in the floodplain, does not contain land with a slope of 25%, and is not creating a corner lot.
☐	☐	☒	16.06.050.C	Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements: 1. No block shall be longer than 1,200 feet (1,200'), nor less than 400 feet between the street intersections, and shall have sufficient depth to provide for two tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a 75-foot radius from the intersection of the streets.
			Commission Findings	N/A – No new blocks are being created.
☒		☐	16.06.050.D	Street Improvement Requirements:

	☐			1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in §16.04.020, *Access, Connectivity, and Circulation*, and all other applicable ordinances, resolutions or regulations of the City or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right-of-way, the City Council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent and not more than seven percent so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the City Council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the Council finds it practical to require the dedication of the remainder of the right-of-way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right-of-way shall be dedicated; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. Where any street deflects an angle of ten degrees or more, a connecting curve shall be required having a minimum centerline radius of 300 feet for an arterial and collector streets, and 125 feet for minor streets; 9. Streets with centerline offsets of less than 125 feet shall be prohibited; 10. A tangent of at least one hundred 100 feet long shall be introduced between reverse curves on arterial and collector streets; 11. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the County Assessor's Office before submitting same to council for preliminary plat approval; 12. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;

				13. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets; 14. In general, the centerline of a street shall coincide with the centerline of the street right-of-way, and all crosswalk markings shall be installed by the subdivider as a required improvement; 15. Street lighting may be required consistent with adopted City standards and where designated shall be installed by the subdivider as a requirement improvement; 16. Private streets may be allowed upon recommendation by the Planning and Zoning Commission and approval by the City Council. Private streets shall be constructed to meet the design standards specified in §16.06.050.D.2 and §16.04.020, *Access, Connectivity, and Circulation*; 17. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the Streets Department and shall be consistent with the type and design of existing street signs elsewhere in the city; 18. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be pursuant to adopted standard specifications; 19. Sidewalks, curbs, and gutters may be a required improvement installed by the subdivider in compliance with adopted City standards; and 20. No new public or private streets or flag lots associated with a proposed subdivision are permitted to be developed on parcels within the Avalanche Overlay District.
			Commission Findings	1. The new private roads are accessed by Chalet Drive which is a 20' wide private drive accessed off of Ritchie Drive. 2. – 6. New circulation roads are not being proposed and do not intersect with arterials. 7. A turnaround area is provided via the nature of the hammerhead style of the private roads and is included in the access easement. 8. – 10. N/A due to the scope of the proposal. 11. Applicant to confirm prior to City Council public hearing. 12. – 14. N/A due to the scope of the proposal. 15. Streetlights are not being proposed. 16. The private roads are used only as access easements to each sublot on the subject property and not intended for circulation. 17. The scope of this project will not require street signs. 18. This proposed project will not require a new bridge. 19. Sidewalks, curbs, and gutters are being installed in compliance with City Standards. 20. N/A – The subject property is not in the Avalanche Overlay.
☐	☐	☒	16.06.050.E	Alley Improvement Requirements: 1. Alleys shall be provided in mixed-use districts.

				2. The width of an alley shall be not less than 20 feet. 3. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. 4. Dead end alleys shall be permitted only within the original Ketchum Townsite and only after due consideration of the interests of the owners of property adjacent to the dead end alley including, but not limited to, the provision of fire protection, snow removal and trash collection services to such properties. 5.d Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in §16.06.050.D.2.
			Commission Findings	N/A – No alleys are adjacent to the subject property. The existing lot is surrounded on three sides by existing developments and on one side by Ritchie Drive.
☒	☐	☐	16.06.050.F	Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands. 1. A public utility easement at least ten feet in width shall be required within the street right-of-way boundaries of all private streets. A public utility easement at least five feet in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the City Engineer to be necessary for the provision of adequate public utilities. 2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse. 3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten-foot fish and nature study easement along the riverbank. Furthermore, the City Council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. 4. All subdivisions that border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a 25-foot scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion. 5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted, or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property

				owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans. 6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.
			Commission Findings	1. The entirety of the private drives, Baldy Way and Chalet Drive, are dedicated as a public utility easement. 2. N/A – The subject property does not border a watercourse. 3. N/A – The subject property does not border the Big Wood River, Trail Creek, or Warm Springs. 4. N/A – The subject property does not border the Big Wood River, Trail Creek, or Warm Springs. 5. N/A – The subject property is currently vacant, all development and infrastructure will be new. 6. N/A – The scope of the project does not require non-vehicular transportation easements.
☒	☐	☐	16.06.050.G	Sanitary Sewage Disposal Improvements: 1. Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. 2. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the City Engineer, City Council, and the Idaho Department of Health and Welfare prior to final plat approval. 3. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and Welfare and the City Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements that it deems necessary to protect public health, safety, and welfare.
			Commission Findings	1. A sewage system is shown and outlined on the preliminary plat and civil plan sheets. Each sublot will have a dedicated sewage line with a new main line running through the access and public utility easement. 2. N/A – This standard shall apply to the final plat. 3. N/A – The sewage system will be connected to the public sewage system.
☒	☐	☐	16.06.050.H	Water System Improvements: 1. A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. 2. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Fire Department and other regulatory agencies having jurisdiction.

				3. The central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. 4. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho Department of Health and Welfare, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.
			Commission Findings	1. A water system is shown and outlined on the preliminary plat and civil sheets. Each sublot will have a dedicated water line with a new main line running through the access and public utility easement. 2. A new fire hydrant is proposed at the entrance to the development, to the right of Chalet Drive. 3. The proposed water systems shall have sufficient flow as each sublot has a dedicated water line connected to a new water main that will run under the access and public utility easement. 4. The proposed water systems are connected to the municipal water systems.
☐	☐	☒	16.06.050.I	Planting Strip Improvements: 1. Planting strips shall be required improvements to screen incompatible features for the following: a. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or LI districts or off street parking areas; and b. Along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. 2. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the Final Plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider; 3. All planting strips shall be located within an easement granted to the City and recorded in the office of the Blaine County Recorder prior to or in conjunction with recordation of the Final Plat. 4. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application.
			Commission Findings	N/A – The surrounding developments are compatible with the proposal, and no new subdivision is being created.
☐	☐	☒	16.06.050.J	Cuts, Fills, And Grading Improvements: 1. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 2. Areas within a subdivision that are not well suited for development because of existing soil conditions, steepness of slope, geology or

				hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 3. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion. 4. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. 5. Fills shall be compacted to at least 95 percent of maximum density as determined by AASHO T-99 (American Association of State Highway Officials) and ASTM D698 (American Standard Testing Methods). 6. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. 7. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within 12 feet horizontally of the top and existing or planned cut slope. 8. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet, plus one-fifth of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet; tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet, plus one-fifth of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
			Commission Findings	This standard does not apply as this application is the subdivision of an existing lot. On-site grading for the new townhomes meet all grading requirements and all disturbance will be revegetated per the landscape plan included in the approved Design Review (P24-063).
☒	☐	☐	16.06.050.K	Drainage Improvements: 1. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the City on the preliminary and Final Plat. 2. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity.

				3. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. 4. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			Commission Findings	1. – 2. N/A – there are no natural drainage courses on the subject property. 3. An adequate drainage system is being proposed as seen in the Civil Sheets, C1.00 and C2.00, which will install storm drains and catch basins. 4. N/A – The scope of the proposed project does not require a culvert.
☒	☐	☐	16.06.050.L	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone, and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			Commission Findings	The electrical and telephones lines are proposed to be undergrounded. The gas line shown at the NW corner does not explicitly state that it will be underground. This can be added as a condition for clarity. However, staff know the intention is for the gas line to be underground.
☐	☐	☒	16.06.050.M	Off-site Improvements: Where the off-site impact of a proposed subdivision is found by the Planning and Zoning Commission or City Council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to Final Plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			Commission Findings	N/A – Off-site improvements will not be required as the proposal is not expected to create substantial additional traffic.
☐	☐	☒	16.06.050.N	Avalanche and Mountain Overlay: All improvements and subdivisions created pursuant to this chapter shall comply with Avalanche Overlay district and Mountain Overlay district requirements as set forth §16.02.060.D.
			Commission Findings	N/A – The property is not in the Avalanche or Mountain Overlay.
☐	☐	☒	16.06.050.O	Natural Feature Preservation: 1. Existing natural features that enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.

				2. Preserved natural features shall be located within an easement granted to the City and recorded in the office of the Blaine County Recorder prior to or in conjunction with recordation of the Final Plat.188F
			Commission Findings	N/A – The property is currently vacant with no significant features.
☐	☐	☒	16.06.050.P	Additional Criteria for Subdivision in the Floodplain Overlay District: 1. The City Council may require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access easement. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank that runs through the proposed subdivision. 2. All subdivision proposals shall be consistent with the standards set forth in §16.02.060.A, *FP: Floodplain Overlay District*; 3. All proposed lots in the subdivision shall have a building envelope that is located above the base flood elevation. It is preferred that building sites are located on natural high ground and special flood hazards areas are reserved for open space, trails, parks, and other low-impact, nonresidential uses. If fill is proposed to elevate building sites, compensatory storage must be provided pursuant to section chapter. 4. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage; 5. All subdivision proposals shall include streets that are at or above the base flood elevation to allow dryland access for emergency vehicles during a flood event; 6. All subdivision proposals shall have adequate drainage facilities provided to ensure that the post-development stormwater (of a 25-year storm) discharge volume and flow rate will not exceed the pre-development conditions. Low impact development and green infrastructure techniques for stormwater management are encouraged. Drainage plans and pre- and post-development hydrology calculations shall be prepared by a civil engineer licensed in the State of Idaho; 7. All requirements of the Code of Federal Regulations, 44 CFR 60.3 shall be met; and 8. All subdivision proposals and other development proposals shall have received all necessary permits from those governmental

				agencies for which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1334.
			Commission Findings	N/A – The property is not in the floodplain.

FINDINGS REGARDING TOWNHOME SUBDIVISION REQUIREMENTS

Townhouse Subdivision Requirements				
Compliant				
Yes	No	N/A	City Code	Standards and Conformance
☒	☐	☐	16.06.070.C.1	All townhouse developments, including each individual sublot, shall not exceed the maximum building coverage requirements of the zoning district. The building coverage limitation shall apply to the collective townhouse development lot, and not each individual sublots.
			Commission Findings	The development is in the T-3000 zone district which allows for up to a 1.6 Floor Area Ratio (FAR) if the development utilizes the City's density bonus program. The development has a proposed FAR of 1.30. The FAR Exceedance Agreement #27005 was approved on March 25, 2026.
☒	☐	☐	16.06.070.C.2	All garages shall be designated on the preliminary and Final Plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents, and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.
			Commission Findings	All garages are designated on the preliminary plat. Each townhouse has dedicated garage parking within each unit.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant's Design Review application for the development and use of the project site.

2. The Planning and Zoning Commission has authority to hear the applicant's Preliminary Plat Application pursuant to Chapter 16.07 of Ketchum Municipal Code Title 16.

3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.07.020.E.6.

4. The Preliminary Plat Application is governed under Ketchum Municipal Code Chater 16.06 and §16.07.080.A.1.

5. The Preliminary Plat Application File No. P26-009 meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **recommends approval** of The Chalets at Warms Springs Preliminary Plat Application File No. P26-009 this Wednesday, June 17, 2026 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The Preliminary Plat is subject to all conditions of approval associated with Design Review approval P24-063.
2. Failure to record a Final Plat within two (2) years of Council's approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.
3. The Preliminary Plat shall clarify that the gas line is to be undergrounded.

Administrative Appeal Notice: Applicant has the opportunity, pursuant to Ketchum Municipal Code 16.07.020.H to administratively appeal this Decision to the City Council.

Regulatory Taking Analysis Notice: Applicant has the opportunity, pursuant to Idaho Code 67-8003, to submit a written request for a regulatory taking analysis of this Decision.

Findings of Fact **adopted** this 17th day of June 2026.

_____

Brenda Moczygemba, Vice Chair
City of Ketchum
Planning and Zoning Commission

City of Ketchum
Planning & Building

IN RE:	)	
	)	
300 E River St Condominiums	)	KETCHUM PLANNING & ZONING COMMISSION
Condominium Subdivision – Preliminary Plat	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: June 17, 2026	)	DECISION
	)	
File Number: P25-057	)	

PROJECT:	300 E River St Condominiums
APPLICATION TYPE:	Condominium Subdivision Preliminary Plat
FILE NUMBER:	P25-057
REPRESENTATIVE:	Dave Patrie, Galena-Benchmark Engineering
OWNER:	Harriman Ketchum Hotel, LLC
LOCATION:	300 E River Street (Ketchum Replat, Block 83, Lot 2)
ZONING:	Tourist (T) – Floodplain Overlay District

RECORD OF PROCEEDINGS

The preliminary plat application was received on November 6, 2025. The application was processed and deemed complete on November 6, 2025. Following receipt of the complete application, Planning staff routed the application materials to all city departments for review. City department comments were provided to the applicant on February 2, 2026. All comments have been addressed satisfactorily through the applicant's revisions to the project plans or conditions of approval.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on May 13, 2026. The public hearing notice was published in the Idaho Mountain Express on May 13, 2026. A notice was posted on the project site and the city's website on May 20, 2026.

The Planning and Zoning Commission considered the 300 E River St Preliminary Plat application (File No. P25-057) during their regular meeting on June 4, 2026. After considering Staff's analysis, the applicant's presentation, and public comment, the Planning & Zoning Commission recommended approval of the application to the City Council.

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BACKGROUND

The Commission reviewed and approved Design Review Application File No. P22-059 for the Observatory Hotel on February 14, 2023. The project was issued a building permit (Permit No. 24-KET-00083) on March 12, 2024. The project is nearing completion with an anticipated completion timeframe of late summer. Required right-of-way improvements have begun on River Street and Leadville Ave with a ROW Encroachment Agreement going to City Council for review in June 2026.

The 300 River Street East Condominiums is the location of the Observatory Hotel currently under construction at the southeast corner of River Street and Main Street.

The preliminary plat application proposes to subdivide the building into individual ownership units for the hotel rooms and hotel uses, 12 residential condominium units, and common areas.

FINDINGS OF FACT

The Planning & Zoning Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

FINDINGS REGARDING COMPLIANCE WITH CONDOMINIUM SUBDIVISION REQUIREMENTS

Condominium Plat Requirements (Ketchum Municipal Code §16.04.070)				
Compliant				
Yes	**No**	**N/A**	**City Code**	**Standards**
☒	☐	☐	**16.04.070.B**	**The subdivider of the condominium project shall submit with the preliminary plat application a copy of the proposed bylaws and condominium declarations of the proposed condominium development. Said documents shall adequately provide for the control and maintenance of all common areas, recreational facilities and open space.**
			Findings	*The applicant provided a draft copy of the articles of incorporation, bylaws, and declarations with the application submittal. Draft CC&Rs can be found in the attachments.*
☒	☐	☐	**16.04.070.D**	**All garages shall be designated on the preliminary and final plats and on all deeds as part of the particular condominium units. No garage may be condominiumized or sold separate from a condominium unit.**
			Findings	*As shown on Sheet 2 of the preliminary plat, the garage spaces for the condominium units are delineated as Limited Common elements associated with specific units. A condition of approval states that a plat note shall be added to the final plat stating that "No parking space may be condominiumized or sold separate from a condominium unit."*
☒	☐	☐	**16.04.070.E**	**Adequate storage areas shall be provided for boats, campers and trailers, as well as adequate interior storage space for personal property of the resident of each condominium unit.**
			Findings	*Parking levels P1 and P2/P3 have designated storage space as shown on the floorplans for the Building Permit. These storage spaces area available for the condominium units and hotel uses. The hotel uses also have various back-of-house areas designated for the management and maintenance of the hotel.*

				Each floor also has dedicated housekeeping rooms for supplies and other needed items. These areas are designated as common areas on the plat. Each condominium unit is sizable with interior storage in the unit for personal property of the owners of the residential units.
☒	☐	☐	**16.04.070.F**	**A maintenance building or room shall be provided of adequate size and location for the type and size of the condominium project for storage of maintenance equipment and supplies for common areas.**
			Findings	*As noted above, each level has various space dedicated to housekeeping and back-of-house operations for the hotel and the condominium units. These areas are designated as common areas with some spaces contained within the condominium Unit 100 Hotel.*
☒	☐	☐	**16.04.070.G**	**The subdivider shall dedicate to the common use of the homeowners adequate open space of such shape and area usable and convenient to the residents of the condominium subdivision. Location of building sites and common area shall maximize privacy and solar access.**
			Findings	*The preliminary plat designates individual balconies for the residential units as Limited Common elements to each residential unit. The plat also designates open spaces for the pool deck and plaza areas outside the building as common areas accessible to all guests and owners within the building.*
☒	☐	☐	**16.04.070.H**	**All other provisions of this chapter and all applicable ordinances, rules and regulations of the city and all other governmental entities having jurisdiction shall be complied with by condominium subdivisions.**
			Findings	*The project has been reviewed for compliance with all other section of the subdivision standards. The project conforms with all subdivision regulations as discussed above.*

FINDINGS REGARDING COMPLIANCE WITH PRELIMINARY PLAT REQUIREMENTS

Preliminary Plat Requirements (Ketchum Municipal Code §16.04.030)				
Compliant				
Yes	**No**	**N/A**	**City Code**	**City Standards**
☒	☐	☐	**16.04.030.J.1**	**The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following: The scale, north point and date.**
			Findings	*This standard is met as shown on Sheet 1 of the preliminary plat.*
☒	☐	☐	**16.04.030.J.2**	**The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.**
			Findings	*As shown on Sheet 1 of the preliminary plat, the plat is titled "300 River Street East Condominiums" which is not the same as any other subdivision in Blaine County, Idaho.*
☒	☐	☐	**16.04.030.J.3**	**The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.**
			Findings	*The name of the owner and surveyor is shown on Sheet 1 of the plat. The plat was prepared by Robert O. Breier of Galena-Benchmark Engineering.*
			16.04.030.J.4	**Legal description of the area platted.**

☒	☐	☐	***Findings***	*The legal description of the area platted is shown on page 1 of the preliminary plat.*
☒	☐	☐	**16.04.030.J.5**	**The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.**
			Findings	*The preliminary plat shows adjacent properties along Hwy 75, River Street, and Leadville Ave along with the names of subdivisions or legal descriptions of property as applicable.*
☒	☐	☐	**16.04.030.J.6**	**A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.**
			Findings	*A separate topography exhibit has been included with the preliminary plat which shows the finished grade of the property and surrounding rights-of-way post construction. The topography was prepared by a licensed civil engineer and subsequently reviewed and approved by the city engineer.*
☒	☐	☐	**16.04.030.J.7**	**The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.**
			Findings	*Sheet 1 of the preliminary plat shows the scaled location of the building on the subject property and all adjacent rights-of-way including Leadville Ave, River Street, and Main Street/Hwy 75 with all corresponding dimensions. The preliminary plat also shows the ordinary high water mark, the floodplain and floodway boundaries, the 25 ft riparian setback, and the fisherman's access easement adjacent to Trail Creek. A condition of approval is included that adds two plat notes to more explicitly state the purpose and restrictions of the riparian setback and easement and reliance on the plat for future changes to the ordinary high-water mark and floodplain boundaries. The plat indicates an existing sewer easement to be vacated and the location of the new sewer easement to be dedicated where the sewer line was actually constructed. Finally, there is an access easement on the south end of the property along Leadville Ave dedicated to the owners of La Residence Condominiums. The purpose of this easement is to provide access to the condominium units as the minimum driveway width required for adequate access to La Residence encroaches onto the hotel property.*
☒	☐	☐	**16.04.030.J.8**	**Boundary description and the area of the tract.**
			Findings	*Sheet 1 provides the boundary description of the area and the total area of 40,450 SF or .93 acres.*
☒	☐	☐	**16.04.030.J.9**	**Existing zoning of the tract.**
			Findings	*Plat note #12 on Sheet 1 of the preliminary plat specifies the existing zoning of the subject property.*
☒	☐	☐	**16.04.030.J.10**	**The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.**
			Findings	*The preliminary plat shows the locations and lot lines for the existing lot, existing streets, easements as outlined in the standard above, and*

				boundaries of condominium units. No new streets or blocks are being proposed or created with this application.
☒	☐	☐	**16.04.030.J.11**	**The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.**
			Findings	*The plat shows all common and limited common areas within the condominium subdivision. Floor Plan Notes 5 and 6 further describe the bounds of common and limited common areas as more fully described in the CC&Rs.*
☒	☐	☐	**16.04.030.J.12**	**The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.**
			Findings	*The existing sewer main is shown on page 1 of the plat. No new sanitary and storm sewers, water mains, culverts, or other surface or subsurface structures are proposed. The topography diagram included in the attachments shows the public improvements being made to Main Street, River Street, and Leadville Ave as approved with the Design Review approval for the project.*
☒	☐	☐	**16.04.030.J.13**	**The direction of drainage, flow and approximate grade of all streets.**
			Findings	*The topography diagram attached shows the future drainage on all adjacent streets.*
☒	☐	☐	**16.04.030.J.14**	**The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.**
			Findings	*The topography diagram attached shows the future drainage on all adjacent streets.*
☒	☐	☐	**16.04.030.J.15**	**All percolation tests and/or exploratory pit excavations required by state health authorities.**
			Findings	*Percolation tests and drainage calculations for all drainage facilities were submitted to the city engineer for review and approval.*
☒	☐	☐	**16.04.030.J.16**	**A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.**
			Findings	*The applicant provided a draft copy of the CC&Rs with the application submittal which can be found in the attachments.*
☒	☐	☐	**16.04.030.J.17**	**Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.**
			Findings	*Sheet 1 of the preliminary plat includes a vicinity map.*
☒	☐	☐	**16.04.030.J.18**	**The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.**

			Findings	*As noted above, the floodplain, floodway, and riparian setback are delineated on Sheet 1 of the plat. The subject property is not within the avalanche overlay district.*
☐	☐	☒	**16.04.030.J.19**	**Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.**
			Findings	*The subject property is adjacent to Trail Creek and therefore a building envelope is required. The building envelope is delineated on Sheet 1 of the preliminary plat and the bounds of the building envelope match that of the minimum setbacks approved through the PUD/CUP. The building envelope does not encroach into the riparian setback.*
☒	☐	☐	**16.04.030.J.20**	**Lot area of each lot.**
			Findings	*The preliminary plat shows the area of the overall lot and the area of each condominium unit.*
☒	☐	☐	**16.04.030.J.21**	**Existing mature trees and established shrub masses.**
			Findings	*A Major Riparian Floodplain Development Permit (P25-046) was reviewed and approved by the Planning and Zoning Commission on December 9, 2025. This permit reviewed the existing vegetation including all trees and shrub masses and delineated how the riparian area was to be restored post construction of the hotel. This preliminary plat does not implement any requirements or restrictions that would inhibit the project's ability to comply with the requirements of the floodplain development permit.*
☒	☐	☐	**16.04.030.J.22**	**A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.**
			Findings	*The applicant submitted a title commitment issued by Stewart Title Guarantee Company, and a warranty deed with the preliminary plat application. Both documents can be found in the attachments.*
☒	☐	☐	**16.04.030.J.23**	**Three (3) copies of the preliminary plat shall be filed with the administrator.**
			Findings	*The City of Ketchum received digital copies of the preliminary plat at the time of application.*

FINDINGS REGARDING COMPLIANCE WITH SUBDIVISION DEVELOPMENT & DESIGN STANDARDS

Subdivision Development & Design Standards (Ketchum Municipal Code §16.04.040)				
Compliant				
Yes	**No**	**N/A**	**City Code**	**City Standards**
☒	☐	☐	**16.04.040.A**	**Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in**

				compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Findings	*The project plans submitted with Design Review Application File No. P22-059A and subsequent civil and landscape plan approvals through the Building Permit review process show the proposed utility, drainage, and right-of-way improvements proposed for the project. The construction design plans have been submitted for final approval and the ROW Encroachment Agreement for improvements within the city's rights-of-way will be reviewed by City Council in June 2026. The Development Agreement for the project stipulates the right-of-way improvements must be completed prior to certificate of occupancy of the building but allows for approval of the final plat prior to completion of improvements.*
☐	☐	☒	**16.04.040.C**	**Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.**
			Findings	*This standard is not applicable to the preliminary plat application.*
☐	☐	☒	**16.04.040.D**	**As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city**

				clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.
			Findings	*This standard is not applicable to the preliminary plat application.*
☐	☐	☒	**16.04.040.E**	**Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:** **1. All angle points in the exterior boundary of the plat.** **2. All street intersections, points within and adjacent to the final plat.** **3. All street corner lines ending at boundary line of final plat.** **4. All angle points and points of curves on all streets.** **5. The point of beginning of the subdivision plat description.**
			Findings	*The applicant shall meet the required monumentation standards prior to recordation of the final plat.*
☒	☐	☐	**16.04.040.F**	**Lot Requirements:** **1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings.** **2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following:** **a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met.**

				b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. **3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.** **4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.** **5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts.** **6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.**
			Findings	*The subject property is not within the avalanche overlay zone district and does not contain areas of slopes greater than 25%. The property is within the floodplain and spans a full city block with two corners, therefore a building envelope is required. The building envelope is delineated on Sheet 1 of the preliminary plat and the bounds of the building envelope match that of the minimum setbacks approved through the PUD/CUP. The building envelope does not encroach into the riparian setback.*
☐	☐	☒	**16.04.040.G**	**G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:** **1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots.** **2. Blocks shall be laid out in such a manner as to comply with the lot requirements.** **3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features.** **4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.**
			Findings	*This standard is not applicable as no new lots or blocks are proposed with the condominium subdivision preliminary plat.*
☒	☐	☐	**16.04.040.H**	**Street Improvement Requirements:** **1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;**

				2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; **3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features;** **4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;** **5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;** **6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;** **7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;** **8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;** **9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);** **10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;** **11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;** **12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;**

				13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval; **14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;** **15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;** **16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;** **17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;** **18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;** **19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;** **20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;** **21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;** **22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and** **23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.**
			Findings	*No new streets are proposed with the development; however, Leadville Ave and River Street are undergoing various improvements per the approved Design Review Plans approved on February 14, 2023 and subsequent revisions approved through the Building Permit and ROW Encroachment Agreement review process. Additionally, the PUD/CUP Approval for the development in 2008 revised some of the city standards*

				for rights-of-way including width of sidewalks. All proposed improvements have been reviewed and approved by the City Engineer and will be reviewed by City Council in June 2026 with approval of the final ROW Encroachment Agreement.
☐	☐	☒	**16.04.040.I**	**Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.**
			Findings	*This standard is not applicable as there is no alley adjacent to the subject property.*
☒	☐	☐	**16.04.040.J**	**Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.** **1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.** **2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.** **3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.** **4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.** **5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch**

				company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans. **6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.**
			Findings	*A 10 ft fisherman's and fish and nature study easement exists on the property today per the Replat of Ketchum Block 83. This preliminary plat proposes to retain that easement as required and as shown on Sheet 1 of the preliminary plat. There are no private roads proposed for the subdivision. The preliminary plat also includes a 25ft riparian setback and easement where all improvements within the setback are subject to the requirements of the Ketchum Municipal Code. Two conditions of approval have been included to add plat notes that address the specific purpose and restrictions of the riparian setback and easement and the reliance of the plat on the location of the ordinary high water mark and boundaries of the easement and floodplain.*
☒	☐	☐	**16.04.040.K**	**Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.**
			Findings	*As shown on Sheet 1 of the plat, there is a main sewer line existing along the southern end of the property. No additional central sewer improvements are required for the development.*
☒	☐	☐	**16.04.040.L**	**Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards**

				of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.
			Findings	*The project is connecting to the city's water system as required. There are main water lines within Hwy 75, River Street, and Leadville Ave where connections will be made. As part of the project, Leadville Ave is being regraded, which caused the depth of the main water line in Leadville to be insufficient for city standards. As required by the city's right-of-way and utility standards, the water line has since been relocated to the required depth. No additional domestic water improvements are required for the project.*
☒	☐	☐	**16.04.040.M**	**Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.**
			Findings	*As part of the PUD/CUP approval, additional landscaping on adjacent properties across Leadville were required to ensure adequate screening of adjacent uses. A landscape plan has been reviewed and approved by the adjacent property owners and the city. Improvements will be completed with the Leadville Ave reconstruction.*
☒	☐	☐	**16.04.040.N**	**Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:** **1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application.** **2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information:** **a. Proposed contours at a maximum of five foot (5') contour intervals.** **b. Cut and fill banks in pad elevations.** **c. Drainage patterns.** **d. Areas where trees and/or natural vegetation will be preserved.** **e. Location of all street and utility improvements including driveways to building envelopes.**

				f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. **3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.** **4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.** **5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.** **6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:** **a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.** **b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods).** **c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.** **d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope.** **e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.**
			Findings	*As noted above, no new streets are proposed with the subdivision. All on-site drainage is being accommodated on-site and is being constructed per the approved civil engineering plans associated with the building permit approval. All drainage improvements within city rights-of-way have been designed to meet city standards and have been reviewed and approved by the City Engineer.*

☒	☐	☐	**16.04.040.O**	**Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.**
			Findings	*As noted above, no new streets are proposed with the subdivision. All on-site drainage is being accommodated on-site and is being constructed per the approved civil engineering plans associated with the building permit approval. All drainage improvements within city rights-of-way have been designed to meet city standards and have been reviewed and approved by the City Engineer.*
☒	☐	☐	**16.04.040.P**	**Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.**
			Findings	*All utilities are installed underground as required. Gas meters and transformers are located above ground as required by the utility companies, both of which are located along Leadville Ave.*
☒	☐	☐	**16.04.040.Q**	**Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.**
			Findings	*The PUD/CUP and Design Review approvals required a variety of off-site improvements including the regrading and snow melting of Leadville Ave and intersection of Leadville and River Streets and proportionate financial contribution to the undergrounding of power lines along Leadville Ave (completed). All off-site improvements are being completed as required and as shown on the approved civil plans associated with the Building Permit.*
☐	☐	☒	**16.04.040.R**	**Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created**

				pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			Findings	*N/A as this property is not located within the Avalanche Zone or Mountain Overlay.*
☒	☐	☐	**16.04.040.S**	**Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.**
			Findings	*As noted above, a Major Riparian Floodplain Development Permit was reviewed and approved for the project to address all restoration and vegetation activities associated with the project.*

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant's Townhouse Preliminary Plat application for the development and use of the project site.

2. The Commission has authority to review and recommend approval of the applicant's Condominium Subdivision Preliminary Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16.

3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.04.030.

4. The Condominium Subdivision Preliminary Plat application is governed under Chapter 16.04 of Ketchum Municipal Code.

5. The Subdivision Preliminary Plat application meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Commission recommends approval of the 300 E River St Condominiums Preliminary Plat Application File No. P25-057 to City Council this Thursday, June 17, 2026, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This preliminary plat application is subject to all conditions of approval for PUD/CUP P08-007, Design Review P22-059A, Amended and Restated Development Agreement (Instrument #630816) as amended, Floodplain Development Permit P25-046, and the ROW Encroachment Agreement as approved by City Council.

2. Prior to final plat approval, the plat shall be revised to add the following plat notes:

   a. A 25' wide scenic easement measured horizontally from the edge of the ordinary high water mark is granted as shown hereon, upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion. Said easement shall shift in accordance with the location of the channel and its ordinary high-water mark

   b. The 100-year floodplain line, ordinary high water and setbacks are subject to change with updated flood studies by FEMA and changes in the course of the river over time. This plat reflects the current conditions but should not be relied upon as the definitive source for this information

   c. No parking space may be condominiumized or sold separate from a condominium unit

3. Prior to approval of the preliminary plat application by City Council, the final CC&Rs shall be reviewed and approved by the City Attorney.

4. Failure to record a Final Plat within two (2) years of Council's approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.

Findings of Fact adopted this 17th day of June 2026.

Tim Carter, Chair
City of Ketchum
Planning and Zoning Commission

Administrative Appeal Notice: Applicant has the opportunity, pursuant to Ketchum City Code 17.20.030(F) and 17.144, to administratively appeal this Decision to the City Council.

Regulatory Taking Analysis Notice: Applicant has the opportunity, pursuant to Idaho Code 67-8003, to submit a written request for a regulatory taking analysis of this Decision.

City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JUNE 17, 2026

PROJECT:	Brown Residence Addition
FILE NUMBER:	P26-018
APPLICATION TYPE:	Mountain Overlay Design Review
REPRESENTATIVE:	Mike Allaire – Michael Doty Associates Architects (architect)
PROPERTY OWNER:	Ron Brown, Trustee; Mary Brown, Trustee
REQUEST:	Mountain Overlay Design Review application for the construction of a 2,138 square foot addition to an existing single-family residence.
LOCATION:	200 Lava Street (Lot 2A, Block 1, Lava Street Subdivision)
ZONING:	Limited Residential (LR), Mountain Overlay District (MO)
REVIEWER:	Paige Nied – Associate Planner
NOTICE:	A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on May 27, 2026. The public hearing notice was published in the Idaho Mountain Express on May 27, 2026. A notice was posted on the project site and the city's website on June 10, 2026. Story poles were documented on the project site as of June 10, 2026.

EXECUTIVE SUMMARY

The applicant is proposing to construct a 2,138 square foot addition to an existing single-family residence (the "project"), which will add three bedrooms and additional garage space. The project is located at 200 Lava Street (the "subject property") and is zoned Limited Residential (LR) and is within the Mountain Overlay District (MO). A rendering of the proposed addition on the front and rear of the structure can be seen in Figure 1 below. Project plans and supplemental material are provided in Attachment A.

Figure 1: Renderings of Proposed Project





The subject property is developed with an existing 2,827 square foot single-family residence that was constructed in 2006. See Figure 2 below for a vicinity map of the property. The subject property is located in the MO and is thus subject to MO Design Review. Because the lot is 19,512 square feet in size, the project would ordinarily be subject to Preapplication MO Design Review. The Administrator waived the requirement pursuant to Ketchum Municipal Code (KMC) §16.07.030.C.1.b.3, finding that the project would have no significant impact. While the addition nearly doubles the home's floor area, most of the additional floor area is located beneath the existing first floor and within the existing 4,748-square-foot building footprint. The project adds only 655 square feet of new building footprint/lot coverage, resulting in relatively limited additional site disturbance and visual impact.

Figure 2: 200 Lava Street (blue) Vicinity Map



Pursuant to KMC §16.02.070.4, design review is required for the "construction or placement of buildings or structures, including additions to any such structures or buildings existing at the effective date hereof, upon real property within the Mountain Overlay District." The project is subject to all MO Design Review criteria and standards specified in KMC §16.02.070.5 as well as all applicable Design Review standards specified in KMC §16.07.030.C.

As conditioned, staff believes the project conforms to the zoning and dimensional standards requirements as well as the Design Review and MO Design Review criteria. Therefore, staff recommends approval of the MO Design Review application.

BACKGROUND

The Planning and Building Department received the MO Design Review application for the project on April 6, 2026. Following the receipt of the application, staff routed the application materials to all city

departments for review. The application underwent two rounds of review before it was scheduled for a public hearing.

ANALYSIS

Pursuant to KMC §16.07.030.C.2.d, the Commission shall determine the following prior to granting Design Review approval:

1. The project does not jeopardize the health, safety, or welfare of the public.
2. The project generally conforms with the design-related goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this section, and any other standards in this Code, including §16.04.080, Design Review, and where applicable, §16.02.060.D MO: Mountain Overlay District."

Criteria 1 & Criteria 2

Comprehensive Plan & Mountain Overlay Vision

The subject property is designated Low-Density Residential (LDR) in the 2025 Comprehensive Plan and is located within the MO. Together, these frameworks emphasize preservation of neighborhood character while carefully limiting hillside impacts.

Low-Density Residential (LDR):

The LDR designation is intended to maintain predominantly single-family neighborhoods characterized by varied lot sizes, mature landscaping, and low-density development (generally one to five units per acre). While incremental change is anticipated, such as infill, lot subdivision, or accessory dwelling units, new development should reinforce existing neighborhood patterns, including building orientation, spacing between structures, and the presence of vegetation. The overall goal is to support efficient use of land while preserving the established residential character and scale.

Mountain Overlay District:

The MO places additional emphasis on protecting Ketchum's hillsides as a defining community asset. Development should minimize disturbance to natural topography, avoid steep slopes where feasible, and be sited on the most suitable (typically lowest and least visible) portion of the property. Projects are expected to limit grading, preserve native vegetation, and integrate with the natural landscape to limit visual impacts when viewed from public vantage points.

Combined Intent for the Site:

For properties such as 200 Lava Street, the combined LDR and MO policies direct development to balance neighborhood compatibility with environmental sensitivity. This includes maintaining the low-density residential character while ensuring that site design, building footprint, and overall disturbance are carefully managed to preserve hillside conditions and scenic qualities.

While the MO emphasizes preservation of natural topography and minimization of disturbance, the subject property is located within an established neighborhood and is entirely previously disturbed. The site is currently improved with an existing single-family residence and associated grading, landscaping, and adjacent roadway improvements. The property does not contain slopes exceeding 25 percent, and no portion of the proposed development extends beyond the existing limit of the disturbance on the site.

The purpose of the MO is not solely about minimizing site disturbance; it is also intended to protect the scenic character of visible hillsides and minimize visual impacts from public viewpoints. From a visual standpoint, the existing residence is nestled within a mature tree canopy that continues north and south of the property. As shown on Sheet 1.04 in Attachment A, the residence does not have a visual impact from the various public vantage points provided.

Overall, staff believes that the goals and policies of the comprehensive plan related to hillside development are met with the project. By limiting the proposed development to an existing disturbed area, the project supports the plan's goals of preserving hillside character and minimizing site disturbance.

Criteria 3: Design Review Standards and Zoning Regulations

Conformance with Design Review Improvements and Standards

Planning staff reviewed the project for conformance with all design review standards and required improvements. Additionally, during department review, the City Engineer and Utilities, Fire, and Streets Departments reviewed the project for conformance with driveway standards, Fire Code, drainage standards, and utility requirements. Staff finds all the design review improvements and standards to be met with the application. Please see Attachment B for staff's comprehensive design review standards analysis. Below is an overview of some of the more noteworthy design review criteria for the proposed project.

Compatibility of Design (KMC §16.04.080.C.4.a) and Architectural Features (KMC §16.04.080.C.5.b)

Staff finds the proposed addition to be compatible with the character of the surrounding neighborhood. The design incorporates varied roof forms, articulation of wall planes, and a combination of materials that reduce perceived mass and provide visual interest. The proposed materials and architectural features are generally consistent with the existing residence and surrounding development.

Conformance with Mountain Overlay Standards

Staff finds that the proposed project is consistent with the intent of the MO Design Review standards, particularly as they relate to minimizing disturbance and reducing visual impacts from public vantage points. Please see Attachment C for staff's comprehensive MO Design Review standards analysis.

Minimizing Disturbance (§16.02.070.D.5.n)

The subject property is entirely previously disturbed with an existing structure and located within an established neighborhood. As shown on Sheet L2.0 of Attachment A, the project confines the proposed addition within the existing limit of disturbance on the site. By confining the addition to the existing disturbed footprint, the project supports the MO objectives of minimizing hillside disturbance and preserving hillside character.

Public Vantage Impact (§16.02.070.D.5.b)

The MO seeks to protect the scenic character of visible hillsides and minimize visual impacts from public viewpoints. The existing residence is nestled within a mature tree canopy that continues north and south of the property. As shown on Sheet 1.04 in Attachment A, the residence does not have a visual impact from the various public vantage points provided. The proposed increase in height is primarily achieved from digging down to create a new lower level and the increase in height upwards

is only 11 ¼" above the existing roof. The project does not appear to introduce new visual impacts to ridgelines or prominent public vantage points.

Conformance with Zoning Regulations

During city department review, planning staff reviewed the project for conformance with all applicable zoning and dimensional standards, including setbacks, building height, building coverage, parking, and dark skies. Staff found an error with the west side setback which is addressed through a condition of approval added to the application, further information regarding this is outlined below. As conditioned, staff finds the project complies with all zoning code regulations and dimensional standards required in the LR Zone. A comprehensive analysis of the project's conformance with zoning code requirements and dimensional standards is provided in Attachment D. Below is further discussion on setbacks, building height, and driveway width.

Setbacks

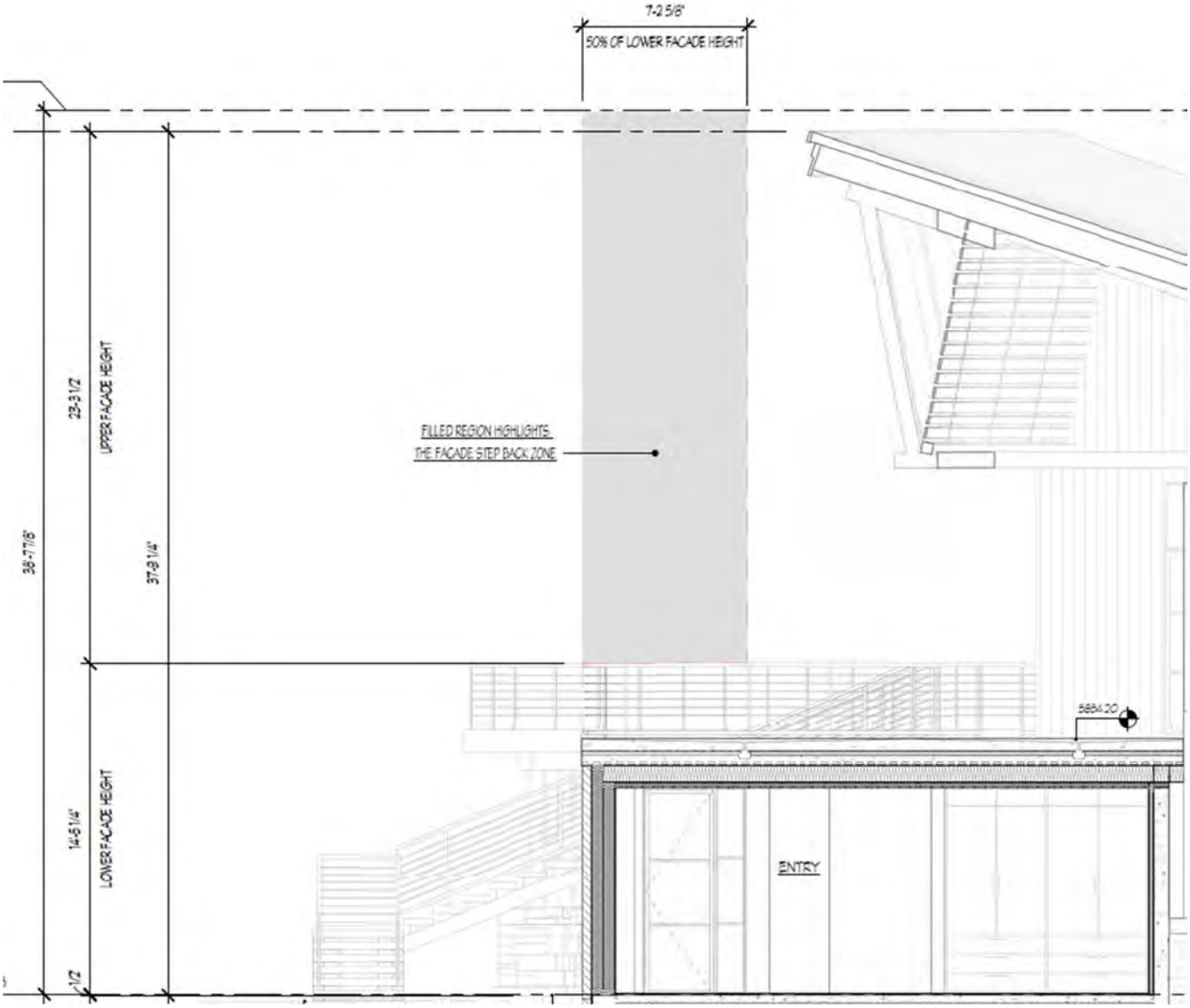
Following city department review, planning staff identified an error related to the west side setback that was discovered after the application had been noticed for a public hearing, at which point changes to the project plans could not be made. For the LR zone, the side setback requirement is 1' for every 2' of building height or 10'. The new building height of the structure is 38'-8", resulting in a minimum required side setback of 19'-4". The project proposes a new exterior stair on the west side of the structure. The stair is an appendage of the structure and is subject to setbacks due to being greater than 30" from grade. The stair is setback 19'-1 ¾" from the west side property line, which is less than the minimum required setback. Staff discussed the issue with the applicant, and they acknowledged that the stair will need to be relocated to comply with the side setback requirement. Condition of approval #2 has been added to require the applicant to revise the project plans to comply with the minimum west side setback requirement prior to building permit application submittal.

The residence also has an existing balcony on the west side of the structure that is setback 18'-3 ½" from the property line. This balcony is to be retained, and no modifications are proposed to it. The balcony's setback becomes nonconforming with the new building height of the structure. Pursuant to KMC §16.01.050, a nonconforming building or structure may not be enlarged, expanded, or removed and reconstructed. Because the balcony is existing and is not increasing in size or being reconstructed, it can remain in its current location even though it's not compliant with the new minimum required side setback of 19'-4".

Building height

Pursuant to KMC §16.08.020, hillside properties may receive a 5' building height bonus provided that any upper façade stepping up or down a hillside is setback a minimum of 50% of the height of the lower façade wall. The project qualifies for the 5' hillside building height bonus because it exceeds the minimum façade setback requirement. The existing residence has a building height of 34'-8" and the proposed height is 38'-8". On the west side of the structure, the lower façade wall has a height of 14'-5 ¼", requiring a minimum upper façade setback of 7'-3". Compliance with the façade setback is illustrated in Figure 3 below and on Sheet 4.00 of the project plans in Attachment A.

Figure 3: Building Height Bonus Façade Step Back



Driveway Width

Per KMC §16.04.020.C.12.i.(2), a private driveway shall not be greater than 35% of the linear footage of any street frontage (i.e. front property line), or 30', whichever is less, unless otherwise approved by the City Engineer. The subject property contains an existing driveway that is 32'-3 ¼" wide, which exceeds the maximum permitted width of 30'. The City Engineer reviewed the existing driveway configuration and approved it to remain in its current condition.

STAFF RECOMMENDATION

Staff recommends **approval** of the Mountain Overlay Design Review application (File No. P26-018), as conditioned.

The Commission may move to continue, approve, approve with conditions, or deny the application based on the information presented. If the Commission is inclined to approve the application, staff recommend the following conditions of approval:

1. This Design Review approval is based on the project plans presented at the June 17, 2026, Planning and Zoning Commission meeting. The project plans for all on-site improvements submitted for the building permit must conform to the approved design review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to review by the Commission and/or removal.
2. Prior to issuance of a building permit, the applicant shall submit revised plans demonstrating compliance with the minimum required west side setback. The exterior stair on the west elevation shall be relocated or otherwise modified as necessary to achieve compliance with the minimum side setback requirement of 19'-4", subject to Planning staff review and approval.
3. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho which include specifications for circulation design, utilities, and drainage improvements for review and approval by the City Engineer, Streets, and Utilities departments prior to issuance of a building permit for the project.
4. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations.
5. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

RECOMMENDED MOTION

"I move to approve the 200 Lava Street Mountain Overlay Design Review application, as conditioned, and direct staff to return with Findings of Fact, Conclusions of Law, and Decision."

ATTACHMENTS:

A. 200 Lava St Addition Mountain Overlay Design Review Submittal Package
B. Design Review Standards Analysis
C. Mountain Overlay Design Review Standards Analysis
D. Zoning and Dimensional Standards Analysis

City of Ketchum

Attachment A:

200 Lava St Mountain Overlay Design Review Submittal Package

Michael Doty Associates

18 May 2026

200 Lava Street Design Review – Project Narrative
Mountain Overlay Design Review Application

City of Ketchum Planning & Building Department,

The existing Brown residence is a 2,827 sf single story two-bedroom home, with a single car garage located at 200 Lava Street Ketchum, Idaho. The site is a .45-acre property located at the edge of east Ketchum city limits north of the gem streets, within the Mountain overlay district. The proposed addition aims to expand the existing livable space by adding three bedrooms and additional garage space, increasing the square footage of the home by 2,138 sf. This expansion will increase the overall lot coverage from 29.09% to 33.16%.

The existing design vernacular is of a mountain modern style with exposed beams, stone, architectural concrete, and light brown / grey wood siding. While nestled in the old-growth surroundings of aspen trees and evergreens the home maintains plenty of privacy from adjacent streets while capitalizing on the expansive views with various shed roofs opening the living spaces outward to the natural landscape. The proposed addition consists of expanding the garage footprint adding two-bedrooms directly above, and an exterior stair down to a new lower-level guest suite. This addition seeks to maintain the existing vernacular while expanding its architectural features to appear as part of the original construction.

We appreciate the City's time and effort reviewing our Mountain Overlay Design Review Application and look forward to further discussion.

Post Office Box 2792
371 Washington
Avenue North
Ketchum, ID 83340
Tel. 208.726.4228
www.mda-arc.com

Affidavit of Neighborhood Meeting

Pursuant to Ketchum Municipal Code §16.07.020.B.2, a neighborhood meeting is required for Conditional Use Permits, Planned Unit Development Conditional Use Permits, Preapplication Design Review applications where the Preapplication Design Review is required, and Design Review applications that require a public hearing. The purpose of the neighborhood meeting is to provide an opportunity to inform the residents and landowners of the surrounding neighborhood(s) of the details of a proposed development and application, how the applicant intends to meet the standards of the Ketchum Municipal Code, and to receive public comment and encourage dialogue early in the review process. Pursuant to Ketchum Municipal Code §16.07.020.B.3.c, the applicant shall submit a written affidavit of the neighborhood meeting, on a form provided by the City, with the application submittal.

Instructions

1. Property owner shall complete the attached affidavit.
2. Property owner shall attach a copy of the neighborhood meeting sign-in sheet to the affidavit.
3. Property Owner shall sign before a notary public and have the affidavit notarized.
4. Property Owner shall return original notarized affidavit to the City of Ketchum Planning & Building Department.

Affidavit of Neighborhood Meeting

Property Information

Property Owner: Ron & Mary Brown
Property Address: 200 Lava Street, Ketchum Idaho 83340
Legal Description: Lava Street Sub Lot 2A BLK 1
Parcel Number: RPK0473000002A

Neighborhood Meeting Information

Location: 200 Lava Street, Ketchum Idaho 83340 - Driveway
Time: 1:00pm
Date: 03/26/2026
Project Name: Brown Residence Addition

Please initial and fill below:

RM I have thoroughly read and fully understand Ketchum Municipal Code Title 16, Section 16.07.020.B "Neighborhood Meeting".

RM I acknowledge that a neighborhood meeting was held in accordance with the requirements of Ketchum Municipal Code Title 16, Section 16.07.020.B.3.

RM I acknowledge that the attached neighborhood meeting sign-in sheet is a true and accurate list of the neighborhood meeting attendees.

RM I acknowledge that notice of the neighborhood meeting was provided to surrounding property owners within the required notification radius and timeframe as required for public hearings.

40 Number of Properties Notified

03/11/2026 Date of Notification

RM I acknowledge that the neighborhood meeting presented the proposed project and attendees were given an opportunity to ask questions and provide comments regarding the proposed project.

RM I acknowledge that holding a neighborhood meeting does not imply approval or support of the proposed project by attendees, staff, or the reviewing authority.

RM I acknowledge that the project may be revised following the neighborhood meeting and during the formal review process.

RM I acknowledge that the neighborhood meeting is a procedural requirement and does not replace the public hearing or formal public notice process associated with the application.

Property Owner Signature

26 MAR 2026

Date

STATE OF Idaho, County of Blaine

On this 26 day of March, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Ron Brown known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

Christina Stice Residing at: Bellevue, ID 83313

Notary Public for Idaho (State) Commission Expires: 07-09-2026

Christina M Stice
Commission Number: 38061
Notary Public
State of Idaho
My Commission Expires: 07/09/2026

Michael Doty Associates Architects

■ Neighborhood Meeting Sign-in Sheet

#	Name	Local Property Address	Email
1	Ernest Matthes	210 Lava	ernestmatthes658@gmail.com
2	Ruthie Matthes	210 Lava	rudyruthie@gmail.com
3	Ashley Boano	Project Landscape Designer	ashe@formsstudiosv.com
4			
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INDEX TO DRAWINGS

SITE INFORMATION SHEETS

0.10	TITLE SHEET
C0.20	SURVEY
Grand total: 2	

CIVIL SHEETS

C 1.0	SITE PLAN
C 2.0	GRADING & DRAINAGE PLAN
C 3.0	DETAILS
Grand total: 3	

LANDSCAPE SHEETS

L 1.0	EXISTING CONDITIONS / DEMOLITION
L 2.0	SITE PLAN
L 3.0	LANDSCAPE PLAN
L 3.1	SPECIFICATIONS
Grand total: 4	

ARCHITECTURAL SHEETS

1.00	EXISTING ARCHITECTURAL SITE PLAN
1.01	PROPOSED ARCHITECTURAL SITE PLAN
1.02	SITE PHOTOMETRIC STUDY
1.03	EXTERIOR LIGHTING
1.04	VIEW CORRIDORS
1.05	EXISTING / PROPOSED EXTERIOR FINISHES
2.00	SQUARE FOOTAGE CALCULATIONS
2.01	EXISTING / DEMO FOUNDATION PLAN
2.02	PROPOSED FOUNDATION PLAN
2.03	PROPOSED LOWER LEVEL FLOOR PLAN
2.04	EXISTING / DEMO FIRST FLOOR PLAN
2.05	PROPOSED FIRST FLOOR PLAN
2.06	PROPOSED SECOND FLOOR AND LOWER ROOF PLAN
2.07	EXISTING / DEMO ROOF PLAN
2.08	PROPOSED ROOF PLAN
3.01	EXISTING AND PROPOSED EAST ELEVATION
3.02	EXISTING AND PROPOSED SOUTH ELEVATION
3.03	EXISTING AND PROPOSED WEST ELEVATION
3.04	EXISTING AND PROPOSED NORTH ELEVATIONS
4.00	BUILDING SECTIONS - HEIGHT VERIFICATION
4.01	BUILDING SECTIONS
10.00	EXTERIOR RENDERING
10.01	EXTERIOR RENDERING
10.02	EXTERIOR RENDERING
10.03	EXTERIOR RENDERING
10.04	EXTERIOR RENDERING
Grand total: 26	

MATERIAL SYMBOLS

PLAN AND SECTION

- EARTH / TOP SOIL
- WASHED ROCK
- ASPHALT PAVING / ROADBED MATL.
- CONCRETE
- BRICK
- CONCRETE MASONRY UNIT
- CUT STONE
- STEEL
- ALUMINUM
- PLYWOOD
- FINISH WOOD
- SAND, PLASTER, GYPSUM BOARD
- BATT INSULATION
- BIBS INSULATION
- RIGID INSULATION
- SPRAY FOAM INSULATION
- WALL - NEW CONSTRUCTION
- WALL - EXISTING TO REMAIN
- WALL - TO BE DEMOLISHED

ELEVATION

- SIDING - WOOD
- SIDING - FIBER CEMENT PANEL/PHENOLIC CORE PANEL
- BRICK
- CONCRETE
- STUCCO
- GLASS
- CONCRETE MASONRY UNIT

PROJECT DATA

PARCEL NUMBER:	RPK0473000002A		
ZONING:	LIMITED RESIDENTIAL DISTRICT / MOUNTAIN OVERLAY DISTRICT		
CONSTRUCTION TYPE:	WOOD FRAME		
OCCUPANCY:	R-3 SINGLE FAMILY RESIDENTIAL		
BUILDING AREA (GROSS):	EXISTING LOWER-LEVEL STORAGE	467	SF
	EXISTING LOWER-LEVEL MECHANICAL	206	SF
	PROPOSED LOWER LEVEL ADDITION	981	SF
	EXISTING 1ST FLOOR	2,460	SF
	PROPOSED 1ST FLOOR STAIR ADDITION	84	SF
	PROPOSED 1ST FLOOR BATH ADDITION	16	SF
	EXISTING GARAGE	367	SF
	PROPOSED 1ST FLOOR GARAGE ADDITION	251	SF
	PROPOSED 2ND FLOOR ADDITION	806	SF
	TOTAL	5,638	SF
FIRE SPRINKLER SYSTEM:	EXISTING - NONE		
LOT AREA:	19,512 SQ. FT. (.45 ACRES)		
CODES:	2018 INTERNATIONAL RESIDENTIAL CODE (2018 IRC) AS AMENDED BY THE STATE OF IDAHO AND CITY OF KETCHUM BUILDING DEPT.		
JURISDICTIONS:	CITY OF KETCHUM PLANNING & ZONING CITY OF KETCHUM BUILDING DEPARTMENT CITY OF KETCHUM FIRE DEPARTMENT		

PROJECT TEAM

OWNER:
Ron & Mary Brown
8130 Slayback Ranch Lane
Davis, CA 95618
rbrown@brown-construction.com
rmbrowns@sbcglobel.net

ARCHITECT:
Michael Doty Associates, Architects, PC
PO Box 2782
371 Washington Avenue North
Ketchum, Idaho 83340
(208) 726-4225
mike@mda-arc.com

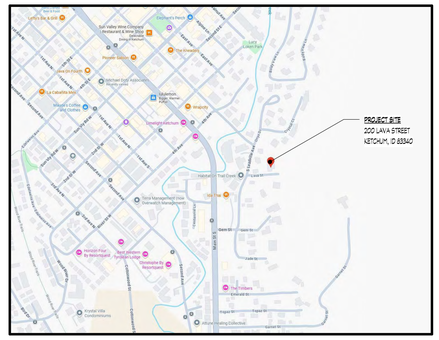
GENERAL CONTRACTOR:
Lee Gilman Builders Inc.
Matt Spence & Mike Pfau
PO Box 5348
Ketchum, Idaho 83340
(208) 726-3300
matt@leegilman.com
mikepfau@leegilman.com

STRUCTURAL ENGINEER:
Maxwell Structural Design Studio
Craig Maxwell
105 Lewis Street, Unit 205
Ketchum, Idaho 83340
(208) 721-2171
craig@maxwellsds.com

GEOTECHNICAL ENGINEER:
Butler & Associates, Inc.
Steve Butler
P.O. Box 1034
280 Spruce Avenue North
Ketchum, Idaho 83340
(208) 720-6432
svgeotech@gmail.com

CIVIL ENGINEER:
Starhope Engineering
Matt Smithman, P.E.
(208) 720-1302
matt@starhopeengineering

LANDSCAPE DESIGNER
Form Studio
Ashley Boand
151 Sun Valley Road, Unit 302
Ketchum, Idaho 83340
(208) 720-2089
ash@formstudiosv.com



VICINITY MAP

TITLE SHEET

0.10

BROWN SFR - ADDITION

200 LAVA STREET
KETCHUM, IDAHO 83340

MOUNTAIN OVERLAY DESIGN REVIEW
05/18/2026

Michael Doty Associates

© Michael Doty Associates, Architects

LEGEND

- PROPERTY LINE
- ADJOINER'S LOT LINE
- CENTERLINE
- EASEMENT (TYPE AND WIDTH AS NOTED)
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- TREE BOUNDARY
- FLOW LINE OF DITCH
- BUILDING
- DECK
- EOA / EOA — ASPHALT
- RETAINING WALLS / DIVIDING WALLS
- CONCRETE DECK/PATIO
- GRAVEL PATH
- PAVER DRIVE
- ROCK PAVER LANDING
- CULVERT
- MOD — MOUNTAIN OVERLAY DISTRICT LINE (DIGITIZED FROM CITY OF KETCHUM GIS MAP)
- W — WATER MAIN
- WS — WATER SERVICE LINE
- S — SEWER MAIN
- SS — SEWER SERVICE
- T — BURIED TELEPHONE LINE
- BURIED POWER LINE
- FOUND XXXXXXXX PIPE AS NOTED
- FOUND 1/2" REBAR (MARKED AS NOTED)
- WATER METER
- FIRE HYDRANT
- FROST FREE HYDRANT
- WATER VALVE
- GM — GAS METER
- CT — CABLE TV RISER
- TM — TELEPHONE MANHOLE
- PB — POWER BOX
- POWER METER
- VALVE BOX
- SD — STORM DRAIN MANHOLE
- DRY WELL
- SEWER MANHOLE
- SEWER CLEANOUT
- STEEL FENCE POST (SFP) POST
- PWR — POWER MARKER
- GAS — GAS MARKER
- TV — CABLE TV MARKER

DECIDUOUS TREE

CONIFEROUS TREE

CMP = CORRUGATED METAL PIPE
FF ELEV = FINISHED FLOOR ELEVATION
GFF ELEV = GARAGE FINISHED FLOOR
WC = WITNESS CORNER

NOTES

SURVEY NARRATIVE:

1. THE PURPOSE OF THIS MAP IS TO SHOW SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS.REFERENCED SURVEYS:
   - 1.A. LEADVILLE SUBDIVISION, INST. NO. 191260;
   - 1.B. CRYSTAL ACRES SUBDIVISION; INST. NO. 226910;
   - 1.C. RECORD OF SURVEY, INST. NO. 245208;
   - 1.D. LOT 4, CRYSTAL ACRES SUBDIVISION;
   - 1.E. RECORD OF SURVEY, INST. NO. 315648;
   - 1.F. RECORD OF SURVEY, INST. NO. 386101;
   - 1.G. ESMERALDA SUBDIVISION, INST. NO. 386969;
   - 1.H. LAVA STREET SUBDIVISION, INST. NO. 449159;
   - 1.I. LOT 3A, CRYSTAL ACRES SUBDIVISION, INST. NO. 514079;
   - 1.J. LOT 1A, BLOCK A, LAVA STREET SUBDIVISION;
   - 1.K. LOT 2A, BLOCK 1, LAVA STREET SUBDIVISION, INST. NO. 628110;
   - 1.L. RECORD OF SURVEY, INST. NO. 666404;
   - 1.M. LAVA STREET SUBDIVISION: BLOCK 1, LOT 1B, INST. NO. 706368, -RECORDS OF BLAINE COUNTY, IDAHO.
2. BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS.
3. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN FEET.
4. VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID18) DATUM UTILIZING SMARTNET CORS STATION IDKM.
5. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT BY GALENA-BENCHMARK ENGINEERING AND IS NOT VALID OR TO BE USED BY OTHER PARTIES FOR ANY REASON INCLUDING BUT NOT LIMITED TO REAL ESTATE TRANSACTIONS, BUILDING APPLICATIONS, PERMITS, ETC.
6. A TITLE POLICY HAS NOT BEEN SUBMITTED TO GALENA-BENCHMARK ENGINEERING, NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
7. ELECTRONIC DATA: GALENA-BENCHMARK ENGINEERING ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
8. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.

EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:

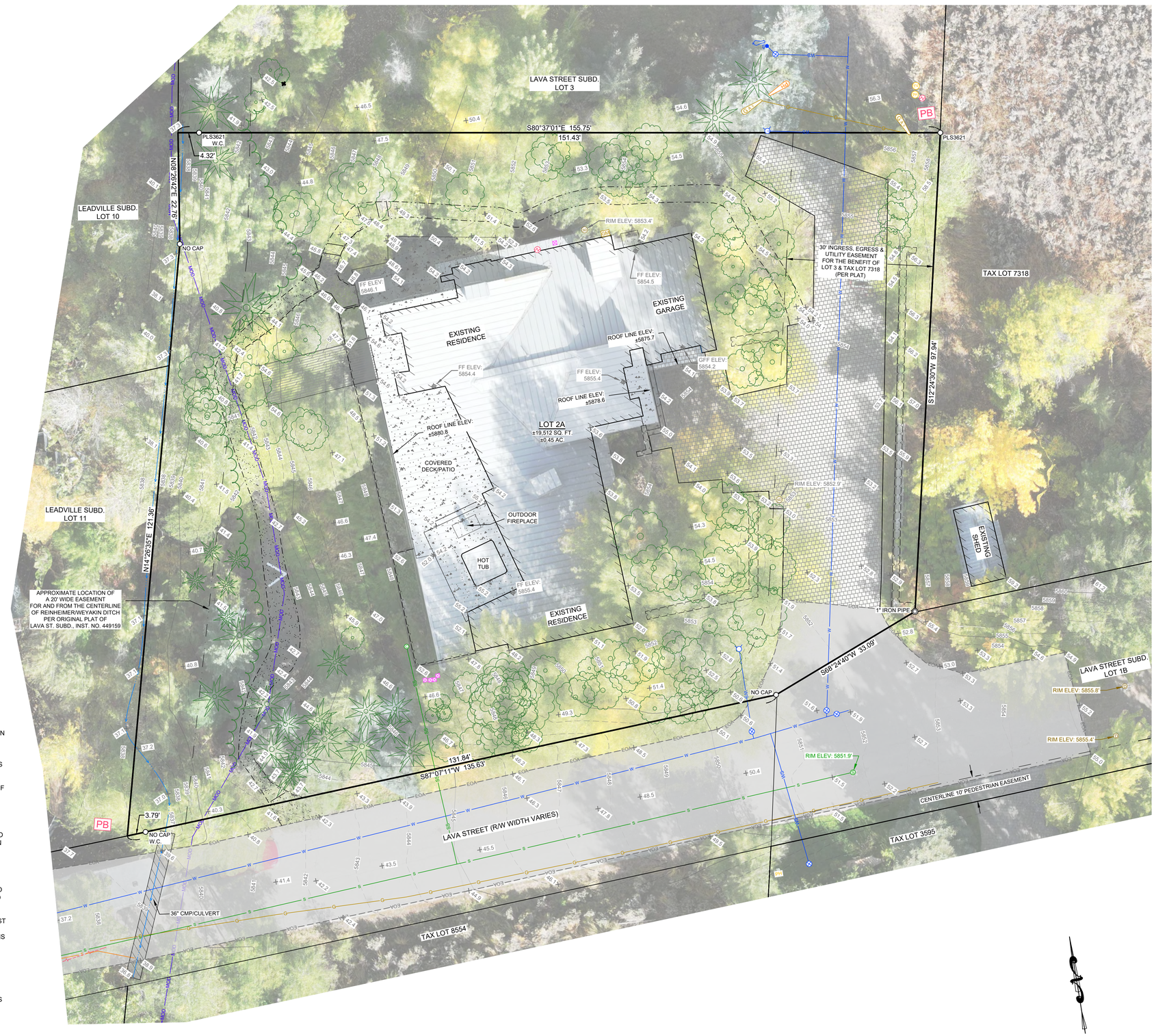
9. BUILDING AREA: BUILDING SETBACK AND FOOTPRINT REQUIREMENTS ARE PER CURRENT CITY/COUNTY ORDINANCES AND MAY VARY FROM PLATS. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
10. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.

SURVEY AND SITE FEATURES:

11. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
12. UNDERGROUND UTILITIES AND DRAIN PIPES WERE NOT LOCATED AND IF SHOWN HEREON ARE PER SURFACE EVIDENCE AND CITY OF KETCHUM UTILITY MAPS. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
13. DUE TO VARYING FINISH MATERIALS, BUILDING WALLS IF SHOWN HEREON ARE APPROXIMATE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF A SPECIALIST IN ORDER TO ASCERTAIN AN ARCHITECTURAL AS-BUILT, IF DETAILED ARCHITECTURAL FEATURES OR FLOOR PLANS OF EXISTING STRUCTURES ARE REQUIRED. BUILDING FOOTPRINTS ARE SHOWN TO RELATE THEIR LOCATION TO LOT LINES. THIS SURVEY DOES NOT PURPORT TO SUBSTITUTE AN ARCHITECTURAL AS-BUILT.
14. SOME TREE LOCATIONS AND DRIP LINES SHOWN ARE APPROXIMATE AND NOT ALL TREE LOCATIONS MAY BE SHOWN.
15. ORTHOPHOTOGRAPHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.,) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: OCTOBER 1ST, 2025.
16. CONTOUR INTERVAL: 1'
17. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
18. FEATURES OBSCURED FROM VIEW BY DEBRIS, VEGETATION OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

WETLANDS

WETLANDS AND RIPARIAN: CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN, RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREON, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO ASCERTAIN IF SAID CONDITIONS EXIST, AND TO FURTHER IDENTIFY SAID AREAS IF THEY DO EXIST. PERMITS MAY BE REQUIRED FROM LOCAL, STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.



GRAPHIC SCALE
0 10 20
Scale in Feet

LAVA STREET SUBDIVISION BLOCK 1, LOT 2A

LOCATED WITHIN T.4N., R.18E., SECTION 18, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: ROB & MARY BROWN

PROJECT INFORMATION
G:\BM\ALL\Lava Street Subdivision\Lot 2A\25274\dwg\Topo\25274 Topo.dwg 02/17/26 2:43:15 PM

PROFESSIONAL LAND SURVEYOR
LICENSED
Robert O. Breier
20893
2/17/2026
STATE OF IDAHO
ROBERT O. BREIER

DESIGNED BY:	
DRAWN BY:	BRS
CHECKED BY:	ROB
SURVEY DATE:	09/30/2025

GALENA-BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

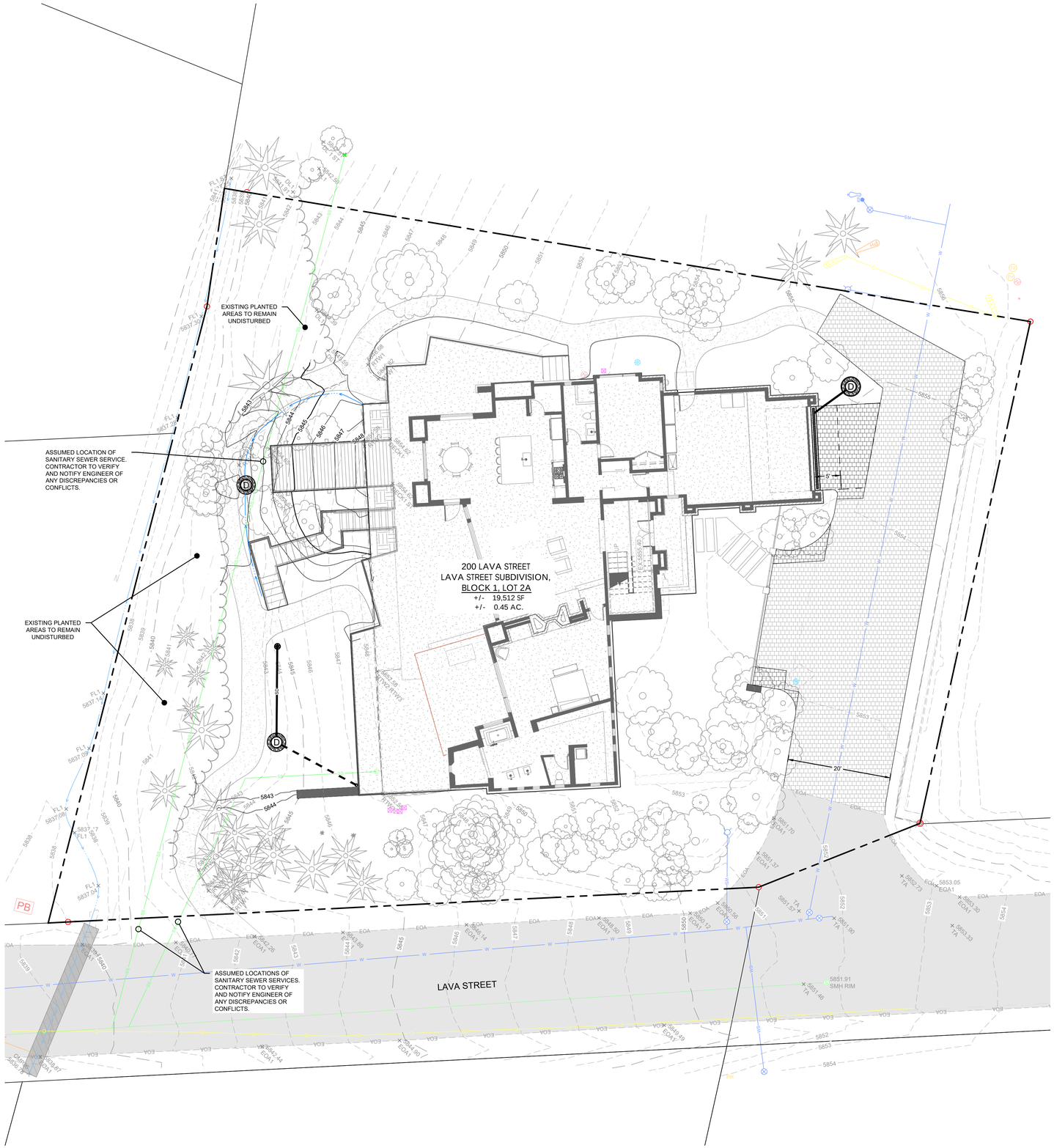
SURVEYING ENGINEERING PLANNING
GALENA ELEVATION ABOVE SEA LEVEL 9230 FEET
BENCHMARK

PURPOSE: ISSUE FOR REVIEW

NO	DATE	BY	REVISIONS
1	02/17/2026	BRS	ADDED MEASURED ROOF LINE ELEVATIONS AND MOD LINE

C0.20

USE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project except by agreement in writing with Galena-Benchmark Engineering.



GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH THE CURRENT EDITION OF THE THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) STANDARD DRAWINGS & SPECIFICATIONS AND THE CITY OF KETCHUM REVISIONS TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (CITY OF KETCHUM RIGHT-OF-WAY STANDARDS) DATED NOVEMBER 2022. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THESE STANDARDS & SPECIFICATIONS ONSITE DURING CONSTRUCTION. ALL WORK SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. IN THE EVENT OF ANY DISCREPANCY BETWEEN THE STANDARDS AND SPECIFICATIONS REFERENCED HEREIN, THE MOST STRINGENT SET OF REQUIREMENTS SHALL APPLY.
2. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CALL DIGLINE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION ACTIVITIES.
3. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THE CIVIL PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION . CONTRACTOR SHALL REPAIR ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL OR BETTER CONDITION.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO: ENCROACHMENT PERMITS, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE.
5. SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND EXISTING CONDITIONS INFORMATION ARE TAKEN FROM A SURVEY BY GALENA-BENCHMARK ENGINEERING DATED 10/24/2025. ALL SITE INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
6. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF ANY IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION FOR A RELATED CHANGE ORDER.
8. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE PLANS ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATIONS OF ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED TO INSTALL THE PROPOSED IMPROVEMENTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY TO VERIFY THAT ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET. QUALITY CONTROL DOCUMENTATION OF TESTING FOR WORK IN CITY RIGHTS-OF-WAY MEETING CITY OF KETCHUM CODE SECTION 12.04.040 (CONCRETE, AGGREGATE BASE COMPACTION, ASPHALT COMPACTION) WILL BE NECESSARY FOR CERTIFICATE OF OCCUPANCY.
11. ALL EDGES OF EXISTING ASPHALT PAVING SHALL BE SAWCUT TO PROVIDE A CLEAN PAVEMENT EDGE. SAWCUT LINE ALONG WOOD RIVER DRIVE SHALL MAINTAIN A 26' WIDTH (MINIMUM) PAVED ASPHALT SURFACE ALONG THE ENTIRE LENGTH OF THE PROJECT.
12. ALL TRENCHING IN CITY OF KETCHUM RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF KETCHUM STANDARD DRWAING NO. 12 "TYPICAL TRENCH."

SITE LEGEND

- EXISTING ASPHALT PAVEMENT (TO REMAIN)
- EXISTING PAVER DRIVEWAY (REMOVE & REPLACE WITH SNOWMELT SYSTEM UNDERLAY PER DETAIL 1 / C3.0)
- PROPOSED HEATED PAVER DRIVEWAY PER DETAIL 1 / C3.0
- HEATED GRAVEL PATHWAY
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- SUBJECT PROPERTY LINE
- ADJOINER'S PROPERTY LINE
- BUILDING FOOTPRINT
- 5950 EXISTING MAJOR CONTOUR
- 5949 EXISTING MINOR CONTOUR
- 5950 PROPOSED MAJOR CONTOUR
- 5949 PROPOSED MINOR CONTOUR

N

0 10 20 Feet

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PROJECT
200 LAVA STREET CIVIL SET
200 LAVA ST., KETCHUM, ID 83340
LAVA STREET SUBDIVISION, BLOCK 1, LOT 2A

PROFESSIONAL ENGINEER LICENSED Matt Smithman 21244 5/15/26 STATE OF IDAHO MATT SMITHMAN

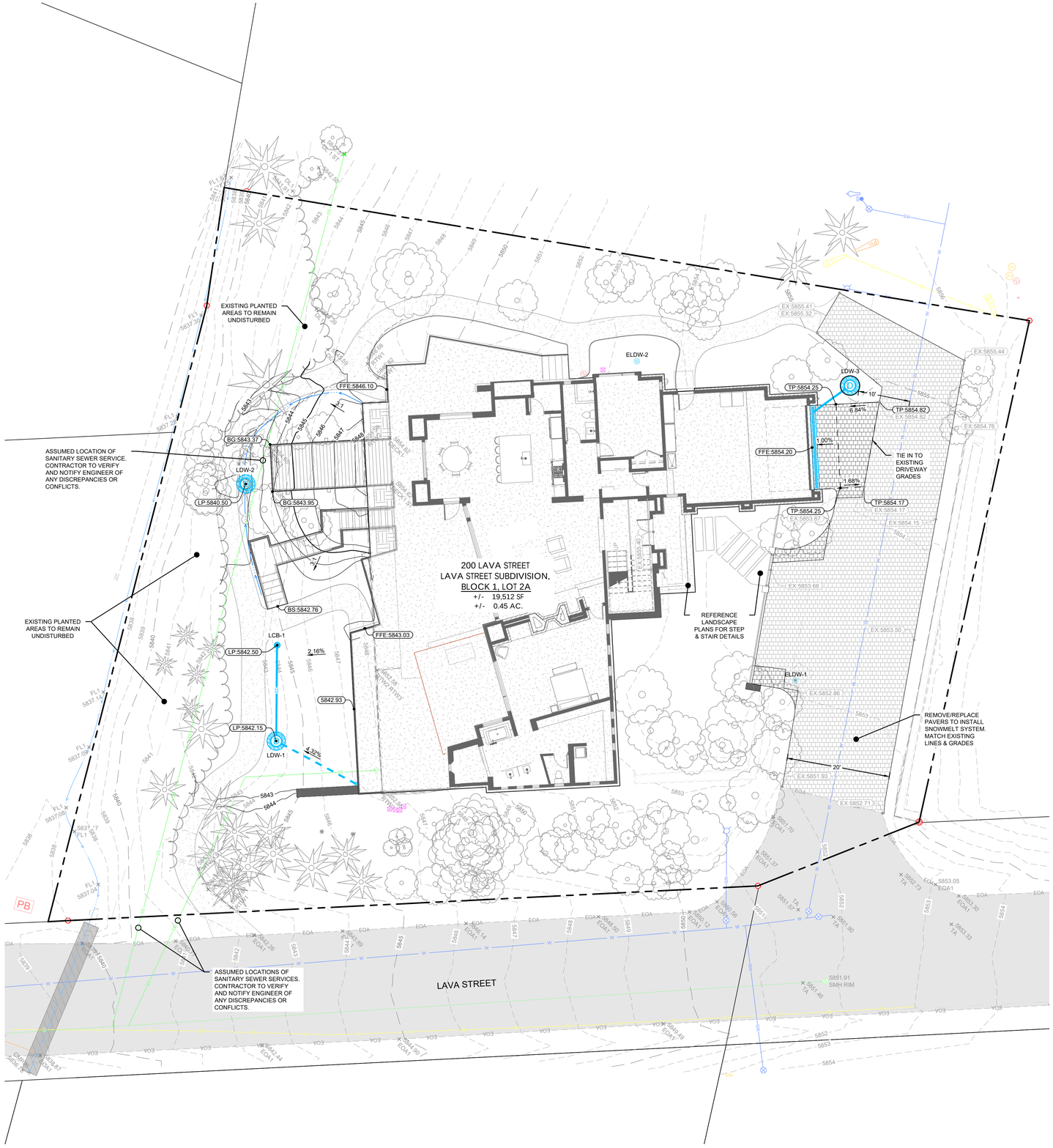
NO.	DESCRIPTION	DATE	BY
A	MOOR SUBMITTAL SET	04/22/2026	MS
B	MOOR SUBMITTAL SET - REVISED	05/15/2026	MS

DRAWN BY MS
REVIEWED BY MS
DATE 05/15/26
PROJECT NO. 26003

TITLE
SITE PLAN

SHEET NO.
C1.0

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GRADING & DRAINAGE NOTES

1. ALL CLEARING AND GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
2. ALL EXCAVATION AND EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202.
3. THE SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. DENSITY MEASUREMENTS SHALL BE PERFORMED BY A THIRD-PARTY TESTING COMPANY OR THE SUBGRADE MAY BE PROOF-ROLLED AT THE APPROVAL OF THE ENGINEER.
   - 3.1. PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO THE PLACEMENT OF COURSE GRAVEL, THE CONTRACTOR SHALL PROOF-ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK AT THE ENGINEER'S DIRECTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS AND/OR ANY AREAS NOT MEETING COMPACTION REQUIREMENTS PER THE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS DEFINED AS WHEN SOIL MOVES, PUMPS, OR DISPLACES UNDER ANY TYPE OF PRESSURE OR ROLLING ACTIVITIES.
   - 3.2. IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO THE SUBGRADE, THE CONTRACTOR SHALL AT HIS OWN EXPENSE REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATING UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH AN APPROVED GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
4. ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC SECTION 802, TYPE II (ITD STANDARD 703.04, 2"), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801, AND COMPACTED PER ISPWC SECTION 202. MINIMUM COMPACTION OF GRAVEL MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
5. ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC SECTION 802, TYPE I (ITD STANDARD 703.04, 3/4" B), SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802, AND COMPACTED PER ISPWC SECTION 202. MINIMUM COMPACTION OF CRUSHED GRAVEL MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
6. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT, EXISTING PAVEMENT, AND ANY STRUCTURES. ACCORDINGLY, THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. THE PROPOSED SPOT ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS INCLUDING ASPHALT, PAVERS, AND CONCRETE. REFER TO PAVEMENT SECTIONS AND CURB DETAILS TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS PER THE CONTRACT DOCUMENTS.
8. THE CONTRACTOR SHALL REVIEW ALL RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER PRIOR TO PAVING (IF APPLICABLE).
9. ALL DRAINAGE PIPING SHALL BE PROVIDED WITH A MINIMUM OF 3.0' COVER OVER THE TOP OF PIPE TO FINISHED GRADE IN ALL CASES.
10. DRAINAGE PIPING SHALL BE SLOPED AT 2.0% MINIMUM, UNLESS SPECIFIED OTHERWISE.

GRADING LEGEND

- EXISTING MAJOR CONTOUR (5950)
- EXISTING MINOR CONTOUR (5949)
- PROPOSED MAJOR CONTOUR (5950)
- PROPOSED MINOR CONTOUR (5949)
- FLOWLINE OF DITCH
- EXISTING SPOT ELEVATION (EX:5947.26)
- PROPOSED SPOT ELEVATION (5947.20)
- PROPOSED SLOPE - GRADE % (1.00%)
- PROPOSED SLOPE - RUN:RISE (3:1)

ABBREVIATIONS:
BG = BOTTOM GRADE
BS = BOTTOM OF STEP(S)
CB = CATCH BASIN
DW = DRYWELL
ELDW = EXISTING LANDSCAPE DRYWELL
GFFE = GARAGE FINISHED FLOOR ELEVATION
HP = HIGH POINT
LCB = LANDSCAPE CATCH BASIN
LDW = LANDSCAPE DRYWELL
LP = LOW POINT
FFE = FINISHED FLOOR ELEVATION
TG = TOP GRADE
TP = TOP OF PAVEMENT
TS = TOP OF STEP(S)

STORMWATER LEGEND

- STORMWATER PIPING - 4" DIA. ADS N-12, UNLESS OTHERWISE SPECIFIED
- ROOF DRAIN PIPING - 4" DIA. ADS N-12, UNLESS OTHERWISE SPECIFIED. COORDINATE CONNECTIONS AND ELEVATIONS WITH ARCHITECT, CONNECT TO CATCH BASINS & DRYWELLS AS SHOWN.
- TRENCH DRAIN. ACO K100 4" GALVANIZED STEEL EDGE RAIL, CLASS B LOAD RATING, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- ROOF DRAIN/DOWNSPOUT TIE-IN LOCATION (APPROXIMATE). COORDINATE FINAL LOCATIONS WITH ARCHITECTURAL PLANS.
- EXISTING LANDSCAPE DRYWELL
- LANDSCAPE CATCH BASIN PER DETAIL 2 / C3.0. NDS 12" ROUND GRATE OR APPROVED EQUAL.
- LANDSCAPE DRYWELL PER DETAIL 3 / C.30. DIAMETER: 3.5', TYP.
- HDPE-LINED LANDSCAPE DRYWELL PER DETAIL 4 / C3.0. DIAMETER: 3.5', TYP.

STORMWATER STRUCTURE ELEVATION TABLE

STRUCTURE	RIM	INVERT IN	INVERT OUT
ELDW-1	5852.90	-	-
ELDW-2	5853.40	-	-
LCB-1	5842.50	-	(LDW-1) 5839.17
LDW-1	5842.15	(LCB-1) 5838.83	-
LDW-2	5840.50	-	-
LDW-3	5854.10	(TRENCH DRAIN) 5850.77	-

N

0 10 20 Feet

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PROJECT
200 LAVA STREET CIVIL SET
200 LAVA ST., KETCHUM, ID 83340
LAVA STREET SUBDIVISION, BLOCK 1, LOT 2A

PROFESSIONAL ENGINEER
LICENSED
21244
5/15/26
STATE OF IDAHO
MATT SMITHMAN

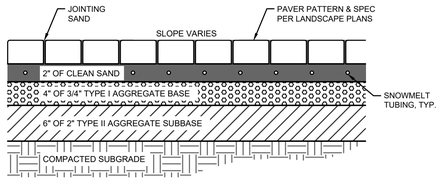
NO.	DESCRIPTION	DATE	BY
A	MOOR SUBMITTAL SET	04/02/2026	MS
B	MOOR SUBMITTAL SET - REVISED	05/15/2026	MS

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REVIEWED BY MS
DATE 05/15/26
PROJECT NO. 26003

TITLE
GRADING & DRAINAGE PLAN

SHEET NO.
C2.0

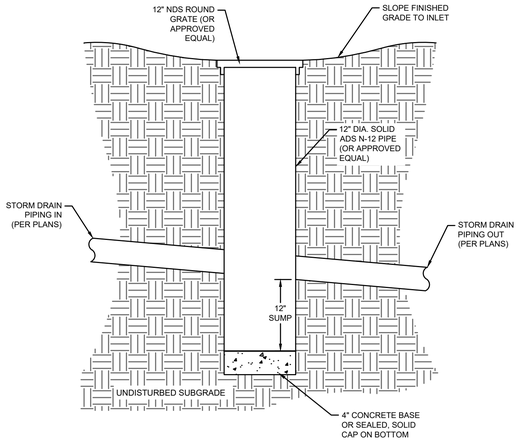
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1 C3.0 HEATED PAVER DRIVEWAY SECTION

NOTES:

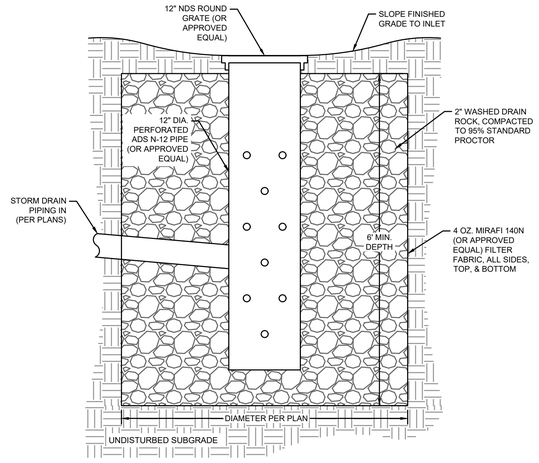
1. SUBBASE CAN BE 2" TYPE II OR ¾" TYPE I CRUSHED AGGREGATE BASE COURSE.
2. MATERIALS SHALL CONFORM WITH THE CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT, AND CITY OF KETCHUM STANDARDS.
3. SNOWMELT TUBING, CONNECTIONS, AND SYSTEM DETAILS BY OTHERS.



2 C3.0 LANDSCAPE CATCH BASIN DETAIL

NOTES:

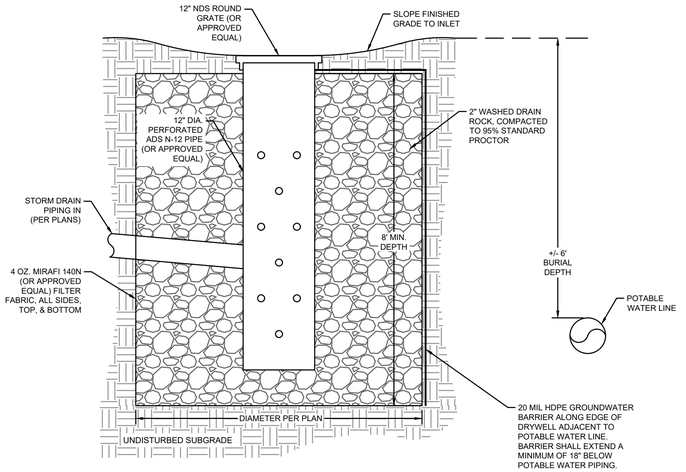
1. CONTRACTOR TO COORDINATE ALL ELEVATIONS WITH PROVIDED PLANS AND NOTIFY ENGINEER OF ANY DISCREPANCIES OF CONFLICTS PRIOR TO INSTALLATION.



3 C3.0 LANDSCAPE DRYWELL DETAIL

NOTES:

1. CONTRACTOR TO COORDINATE ALL ELEVATIONS WITH PROVIDED PLANS AND NOTIFY ENGINEER OF ANY DISCREPANCIES OF CONFLICTS PRIOR TO INSTALLATION.
2. MATERIALS SHALL CONFORM WITH THE CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT, AND CITY OF KETCHUM STANDARDS.
3. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
4. PROVIDE 25' MINIMUM SEPARATION DISTANCE BETWEEN EDGE OF DRYWELL AND ANY POTABLE WATER LINES.



4 C3.0 HDPE-LINED LANDSCAPE DRYWELL DETAIL

NOTES:

1. CONTRACTOR TO COORDINATE ALL ELEVATIONS WITH PROVIDED PLANS AND NOTIFY ENGINEER OF ANY DISCREPANCIES OF CONFLICTS PRIOR TO INSTALLATION.
2. MATERIALS SHALL CONFORM WITH THE CURRENT ISPWC STANDARDS, DIVISION 800 AGGREGATES AND ASPHALT, AND CITY OF KETCHUM STANDARDS.
3. MAXIMUM DEPTH SHALL NOT EXCEED 12 FEET.
4. PROVIDE 10' MINIMUM SEPARATION DISTANCE BETWEEN EDGE OF DRYWELL AND ANY POTABLE WATER LINES.

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PROJECT
200 LAVA STREET CIVIL SET
200 LAVA ST., KETCHUM, ID 83340
LAVA STREET SUBDIVISION, BLOCK 1, LOT 2A

PROFESSIONAL ENGINEER LICENSED 21244 5/15/26 STATE OF IDAHO MATT SMITHMAN

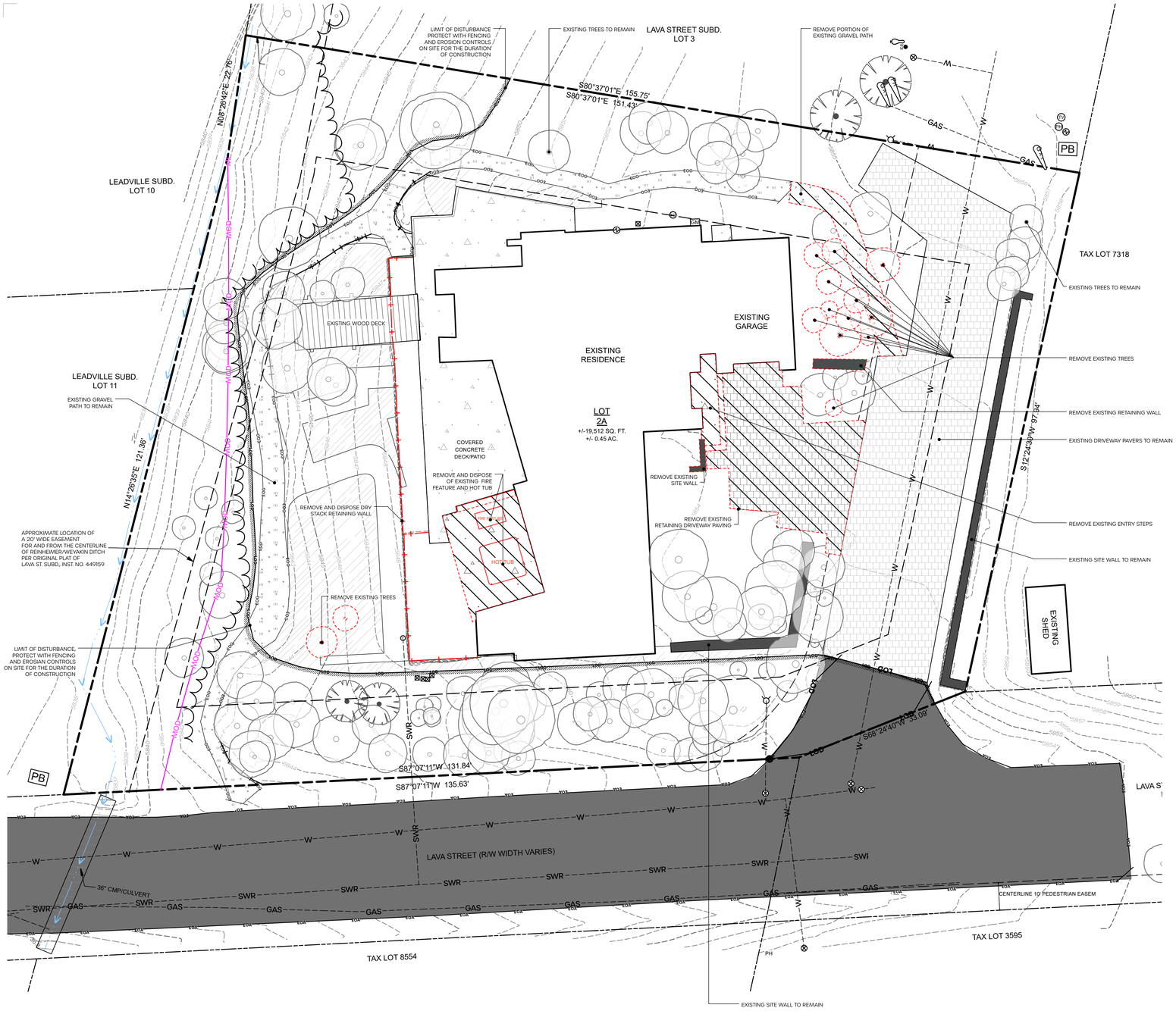
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A	MODR SUBMITTAL SET	04/02/2026	MS
B	MODR SUBMITTAL SET - REVISED	05/15/2026	MS

DRAWN BY MS
REVIEWED BY MS
DATE 05/15/26
PROJECT NO. 26003

TITLE
DETAILS

SHEET NO.
C3.0

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DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
MOD	Mountain Overlay District (MOD)
LOD	Limit of Disturbance
	Construction Fencing / Erosion Controls (Duration of Construciton)
	Existing Drainage and Infrastructure to Remain
	Remove and Dispose of Existing Retaining Wall
	Remove and Dispose Existing Hardscape
	Existing Site Wall
	Remove and Dispose Retaining Wall
	Existing Trees to Remain
	Remove and Dispose Trees

DEMOLITION NOTES:

1. SITE ACCESS OFF OF LAVA STREET ONLY
2. CONSTRUCTION FENCING AND EROSION CONTROLS: ALONG THE EAST PROPERTY LINES AND SOUTHERN LIMIT OF DISTURBANCE (LOD), BLACK SILT FENCING. EQUALLY STAKED STRAW FIBER ROLL CONTROLS AS NEEDED.
3. REMAINING TREES INSTALL 4' ORANGE POLYPROPYLENE FENING ALONG THE TREE DRIP LINES TO PROTECT ROOT AND BRANCHING SYSTEMS.
4. TREE AND STUMP REMOVAL: ALL TREES FOR REMOVAL WILL REQUIRE STUMP EXCAVATION AND BACK FILLED WITH LOAM OR WOODCHIPS. TREES LABELED FOR REMOVAL WHERE STUMP REMOVAL WILL IMPACT ROOT ZONEDS OF ADJACENT TREES TO BE REVIEWED WITH LANDSCAPE ARCHITECT ON-SITE.

NOTE: *ALL UTILITIES WITHIN THE MOUNTAIN OVERLAY DISTRICT (MOD) TO BE UNDERGROUND, PER CITY OF KETCHUM, IF APPLICABLE.*

FORM STUDIO

PROJECT

LAVA STREET RESIDENCE

PROPERTY ADDRESS

200 LAVA STREET
KETCHUM, ID 83340

LEGAL DESCRIPTION

LAVA STREET SUB LOT 2A
BLK 1

DRAWING SET TYPE

CITY OF KETCHUM DESIGN REVIEW

NOTE FOR CONSTRUCTION

DESIGN REVIEW

NOT FOR CONSTRUCTION

DRAWN BY XX
PLOT DATE 5/21/26 4:39:44 PM

ISSUE NO. 1

ISSUE DATE

5/21/26

SHEET SCALE

0 10 20 ft

SCALE: 1" = 10'-0"

NORTH

SHEET TITLE

EXISTING CONDITIONS + DEMOLITION

SHEET NO.

L1.0

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SITE PLAN LEGEND

SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
MOD	Mountain Overlay District (MOD)
LOD	Limit of Disturbance
	Construction Fencing / Erosion Controls (Duration of Construciton)
XXXX	Existing Contours
XXXX	Proposed Contours
	Fence w/ Gate
	Existing CMP and Flow Line
GAS W SWR	Existing Utility (See Survey)
	Existing Tree Line
	Existing Trees to Remain
EOA VOS	Existing Asphalt Drive
	Paver Driveway
	Existing Retaining Wall
	Stone Masonry Wall
	Concrete Paving
	Gravel Paths
	Snow Storage
	Hose Lengths (150')

SNOW STORAGE CALCULATION

DESCRIPTION	TOTAL AREA (SF)
Entry Driveway	+/- 2475 SF
Snow Storage Area	+/- 833 SF
Snow Storage @ Entry =	33.66% of Driveway SF

17.124.170 - MINIMUM STANDARDS FOR ONE-FAMILY DWELLINGS.

C. SNOW STORAGE:

1. SNOW STORAGE AREAS SHALL NOT BE LESS THAN 30 PERCENT OF THE IMPROVED PARKING AND PEDESTRIAN CIRCULATION AREAS.
2. SNOW STORAGE AREAS SHALL BE PROVIDED ON SITE.
3. A DESIGNATED SNOW STORAGE AREA SHALL NOT HAVE ANHY DIMENSION LESS THAN FIVE FEET AND SHALL BE A MINIMUM OF 25 SQUARE FEET.

FO STUDIO RM

PROJECT

LAVA STREET RESIDENCE

PROPERTY ADDRESS

200 LAVA STREET
KETCHUM, ID 83340

LEGAL DESCRIPTION

LAVA STREET SUB LOT 2A
BLK 1

DRAWING SET TYPE

CITY OF KETCHUM DESIGN REVIEW

NOTE FOR CONSTRUCTION

DESIGN REVIEW

NOT FOR CONSTRUCTION

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PLOT DATE 5/21/26 4:39:47 PM

ISSUE NO. 1

ISSUE DATE

5/21/26

SHEET SCALE

0 10 20 ft
SCALE: 1" = 10'-0"

NORTH

SHEET TITLE

SITE PLAN

SHEET NO.

L2.0

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LEGEND

SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
MOD	Mountain Overlay District (MOD)
LOD	Limit of Disturbance
	Construction Fencing / Erosion Controls (Duration of Construciton)
	Fence w/ Gate
XXXX	Existing Contours
XXXX	Proposed Contours
GAS W SWR	Existing Utility (See Survey)
	Existing Trees To Remain
	Lawn
	Native Re-Vegetation
EOA	Existing Asphalt Drive
	Paver Driveway
	Existing Retaining Wall
	Stone Masonry Walls
	Concrete Paving
	Gravel Paths
	Boulders
	Light Fixtures
	Ganging
TW	Top of Wall

LIGHTING ZONE SCHEDULE

SYMB	LOCATION	QTY.	FIXTURE	TYPE
ZONE 1				
	FRONT GATE	2	POST LIGHT	A
ZONE 2				
	STAIRS	6	STEP LIGHT	B
ZONE 3				
	LANDSCAPE LIGHTING	8	PATH LIGHT	C
	LANDSCAPE LIGHTING	1	WALL LIGHT-RECESSED	D

NOTE: ALL LAMP HARDWARE TO USE LED TECHNOLOGY, ALL LAMP TEMPERATURES SHALL MATCH.

LANDSACPE LUMEN CALCS.

FIXTURE TYPE	QTY	LUMEN/EA
A/ Post Light	1	597 lm
B/ Step Light	6	100 lm
C/ Path Light	8	100 lm
D/ Wall Light - Recessed	1	17 lm
TOTAL POST LIGHT (A) LUMEN		597 lm
TOTAL WALL LIGHT (B) LUMEN		600 lm
TOTAL WALL LIGHT (C) LUMEN		800 lm
TOTAL WALL LIGHT (D) LUMEN		17 lm
TOTAL LANDSCAPE LUMEN		2014 lm

IRRIGATION CALCULATIONS

AREA DESCRIPTION	SF OF IRRIGATION
Lawn (Overhead)	+/- 1050 SF
Native Areas (Overhead)	+/- 3,558 SF
TOTAL	+/- 4608 SF (+/- 0.11 AC)

PLANT SCHEDULE

LAWN	
Scottish Links Sod	Total +/- 1050 SF
NATIVE SEED FOR REVEGETATION	
Mountain Brome Hydro-seed	Total +/- 3,558 SF

FORM STUDIO

PROJECT

LAVA STREET RESIDENCE

PROPERTY ADDRESS

200 LAVA STREET
KETCHUM, ID 83340

LEGAL DESCRIPTION

LAVA STREET SUB LOT 2A
BLK 1

DRAWING SET TYPE

**CITY OF KETCHUM
DESIGN REVIEW**

NOTE FOR CONSTRUCTION

DESIGN REVIEW

NOT FOR CONSTRUCTION

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PLOT DATE 5/21/26 4:39:48 PM

ISSUE NO. 1

ISSUE DATE

5/21/26

SHEET SCALE

0 10 20 ft

SCALE: 1" = 10'-0"

NORTH

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

L3.0

© **FORM** Studio 2024

TYPE A - POST LIGHT

WAC LIGHTING

Ventt

Outdoor Post Light 3000K

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
PMW116618 18"	3000K DIMMABLE TO 2700K	BK Black	15.7W	597	40

Fixture Type:

Catalog Number:

Project:

Location:

Example: **PMW116618-BK**
For custom requests please contact customs@waclighting.com



DESCRIPTION

Form + Function. Ventt refines the modern cylinder into a sleek post mount light ideal for contemporary architecture. Its clean lines and subtle detailing minimize glare while delivering powerful illumination.

FEATURES

• Built in color temperature adjustability. Switch from 2700K/3000K/3500K/4000K
• Light engine is factory sealed for maximum protection from the elements
• Mounts on a 3" maximum diameter post (not included)
• ACLED driverless technology
• 5 year warranty

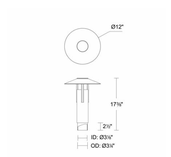
SPECIFICATIONS

Color Temp:	3000K
Input:	120V,50/60Hz
CRI	90
Dimming:	ELV: 100-10%
Rated Life:	50,000 Hours
Standards:	ETL, cETL, Wet Location Listed, Dark Sky
Construction	Aluminum body with glass diffuser

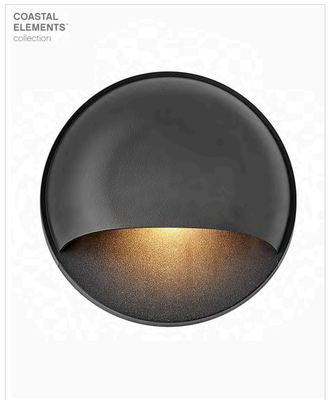
FINISHES:

Black

LINE DRAWING



TYPE B - STEP LIGHT









PRODUCT DETAILS:

- Mounts flush on a surface
- Wet Rated
- ADA compliant design provides added accessibility and maximum clearance
- A wiring kit is supplied
- Easy and efficient installation: fewer fixtures illuminate a more extensive area, offering a diverse range of mounting opportunities
- The Hinkley Home Automation App allows you to control your landscape lights anytime, anywhere. You can turn dimmers on/off and adjust sliding brightness settings remotely.
- LED integrated components carry a 10-year limited warranty
- Coastal Elements finishes carry a 5-year finish warranty

NUVI

15232BK

12V ROUND DECK SCONCE

NUVI offers exceptional 12v LED horizontal illumination due to its innovative composite optic technology. Constructed of durable, solid vinyl alloy, NUVI offers resiliency and is built for a long-life. A diverse range of mounting opportunities and easy installation ensure maximum flexibility. ETL rated for indoor/outdoor use.

DETAILS	
FINISH:	Black
MATERIAL:	Vinyl Alloy
DIMMABLE:	YES - WITH MLV ON TRANSFORMER PRIMARY

DIMENSIONS	
WIDTH:	3"
HEIGHT:	3"
BACK PLATE:	3" Dia.
EXTENSION:	1"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	ENX1
WATTAGE:	1.40w LED *Included
VOLTAGE:	12v
VOLT AMPS:	1.68
LUMENS:	100
CRI:	80
INCANDESCENT EQUIVALENCY :	1 x 20w
DIMMABLE:	YES - WITH MLV ON TRANSFORMER PRIMARY
TRANSFORMER REQUIRED:	Yes

MOUNTING	
LEAD WIRE:	1 X 60"

SHIPPING	
CARTON LENGTH:	3.1
CARTON WIDTH:	2.5
CARTON HEIGHT:	3.5
CARTON WEIGHT:	1

2700K COLOR TEMP

TYPE C - PATH LIGHT

QUAD LED PATH LIGHT

6091

WAC LANDSCAPE LIGHTING



Fixture Type: BRONZE FINISH PATH LIGHT

Catalog Number: 6091-27-BZ

Project:

Location:

PRODUCT DESCRIPTION

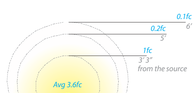
Sleek linear design blends seamlessly into pathways while providing soft, even illumination

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 3.0W / 4.5VA (Use VA value for sizing the transformer and calculate voltage drop.)
Brightness: Up to 100 lm
CRI: 90
Rated Life: 60,000 hours

FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Solid diecast corrosion resistant aluminum alloy
- Recommended spacing for installation: Residential 8 to 10ft; Commercial: 5 to 7ft
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Maintains constant lumen output against voltage drop
- UL & cUL 1838 Listed



ORDERING NUMBER

		Color Temp		Finish	
6091	*Quad*	**27**	*2700K Warm White*	**BZ**	*Bronze on Aluminum*
		30	*3000K Pure White*		

6091-____BZ

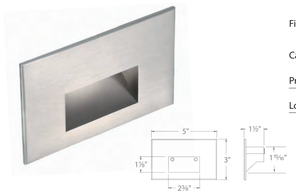
Example: **6091-30BZ**

TYPE D- WALL LIGHT

RECTANGLE STEP LIGHTS 12V

4011

WAC LANDSCAPE LIGHTING



Fixture Type: BLACK FINISH WALL RECESSED LIGHT

Catalog Number: 4011-27-BK

Project:

Location:

PRODUCT DESCRIPTION

Horizontal rectangle step light designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- IP66 rated, Protected against high-pressure water jets
- Conveniently adapts into existing 12V system
- Invisible hardware
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 2W / 3.1VA (Use VA value for sizing the transformer and calculate voltage drop.)
CRI: 90
Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H Includes bracket for J-Box mount.
Rated Life: 60,000 hours

ORDERING NUMBER

		Color Temp		CRI	Finish		Lumens
4011	*12V*	**27**	*2700K*	*90*	**BBR**	*Bronze on Brass*	*17*
					BK	*Black on Aluminum*	*17*
					BZ	*Bronze on Aluminum*	*17*
					WT	*White on Aluminum*	*38*
		30	*3000K*	*90*	**BBR**	*Bronze on Brass*	*17*
					BK	*Black on Aluminum*	*17*
					BZ	*Bronze on Aluminum*	*17*
					WT	*White on Aluminum*	*38*
					SS	*Cast Stainless Steel*	*23*
		AM	*Amber*	-	**BBR**	*Bronze on Brass*	*11*
					BK	*Black on Aluminum*	*11*
					BZ	*Bronze on Aluminum*	*11*
					WT	*White on Aluminum*	*23*
					SS	*Cast Stainless Steel*	*14*

4011-_____

Example: **4011-30BK**

FORM STUDIO RM

PROJECT

LAVA STREET RESIDENCE

PROPERTY ADDRESS

200 LAVA STREET
KETCHUM, ID 83340

LEGAL DESCRIPTION

LAVA STREET SUB LOT 2A BLK 1

DRAWING SET TYPE

CITY OF KETCHUM DESIGN REVIEW

DESIGN REVIEW

NOT FOR CONSTRUCTION

DRAWN BY XX
PLOT DATE 5/21/26 4:39:48 PM

ISSUE NO. 1

ISSUE DATE

5/21/26

SHEET SCALE

NORTH

SHEET TITLE

SPECIFICATIONS

SHEET NO.

L3.1

© **FORM** Studio 2024



TRUE NORTH

EXISTING ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

1 2 4 8

1.00

BROWN SFR - ADDITION

200 LAVA STREET
KETCHUM, IDAHO 83340

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LOT COVERAGE CALCULATION

EXISTING FOOTPRINT	4,748 SF
PROPOSED ADDITION	655 SF
TOTAL LOT COVERAGE	5,403 SF
LOT AREA (MINUS UTILITY EASEMENT)	16,295 SF
35% OF LOT AREA	5,703 SF
PROPOSED LOT COVERAGE 33.16%	5,403 SF

TRUE NORTH

PROPOSED ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

1.01

BROWN SFR - ADDITION

200 LAVA STREET
KETCHUM, IDAHO 83340

MOUNTAIN OVERLAY DESIGN REVIEW
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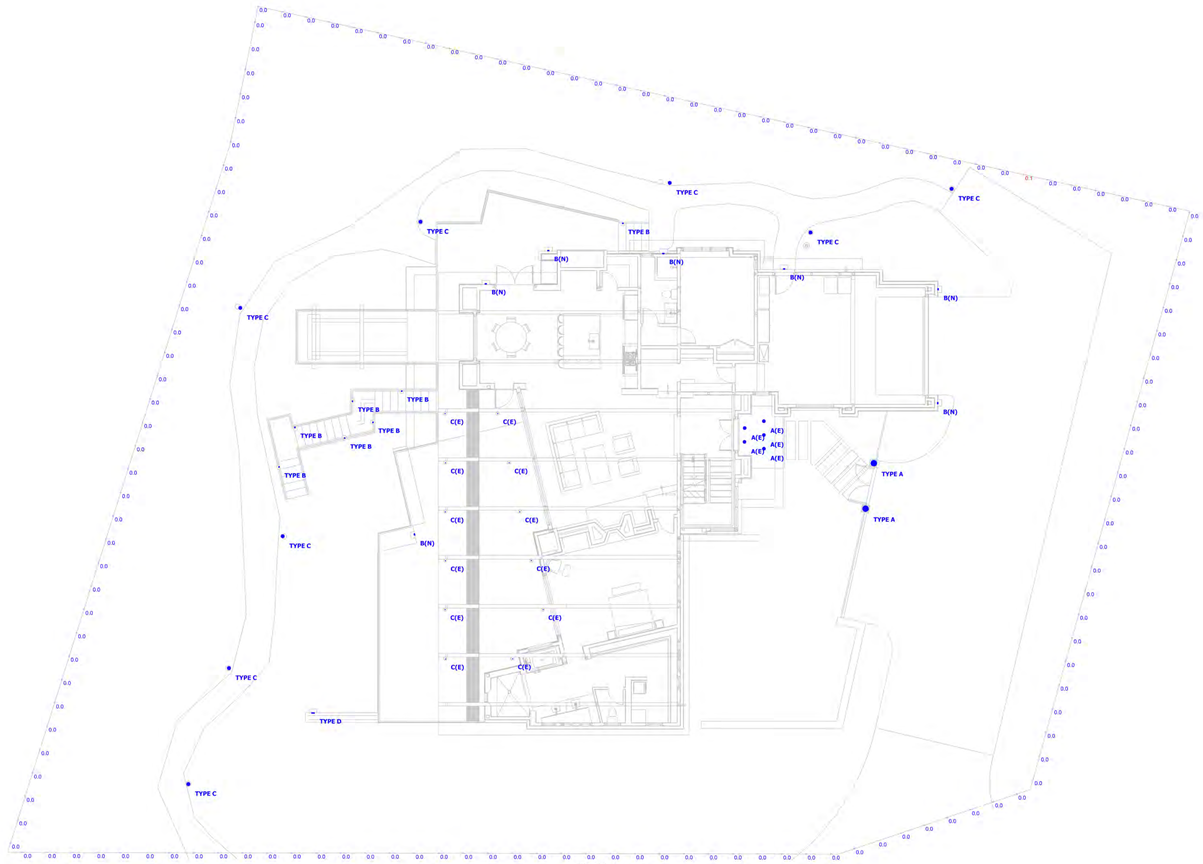
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Description	Catalog Number	Lumens	Wattage
	TYPE A	2	WAC LTG	POST TOP LIGHT	PMW116618	597	16
	TYPE B	7	HINKLEY	RECESSED STEP LIGHT	15232BK	100	2.98
	TYPE C	8	WAC LTG	BRONZE PATH LIGHT	6091-27-BZ	100	3
	TYPE D	1	WAC LTG	RECESSED WALL LIGHT	4011-27-BK	17	2
	A(E)	5	Existing	RECESSED DOWNLIGHT	N/A	1000	10.6094
	B(N)	7	-	WALL MOUNT DOWNLIGHT	-	823	10.21
	C(E)	12	-	MONOPOINT DOWNLIGHT	-	300	4.46



Plan View
Scale - 1" = 10ft

PROPERTY LINE PHOTOMETRIC CALCULATIONS FOR:
200 LAVA ST. RESIDENCE
KETCHUM, IDAHO

Designer
SAM
Date
05/14/2026
Scale
Not to Scale
Drawing No.
ES101
Revision
0

1 of 1

SITE PHOTOMETRIC STUDY

SCALE:
1 2 4 8

1.02

BROWN SFR - ADDITION

200 LAVA STREET
KETCHUM, IDAHO 83340

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EXISTING & PROPOSED EXTERIOR LIGHTING PLAN 1

1/8" = 1'-0"

EXTERIOR LIGHTS - EXISTING LIGHTS INDICATED BY (E)



EXTERIOR LIGHT B
LIGHT TYPE - **PROPOSED** EXTERIOR GARAGE DOOR DOWN LIGHT
FIXTURE TO MATCH EXISTING
DARK SKY COMPLIANT



EXTERIOR LIGHT A
LIGHT TYPE - **EXISTING** RECESSED CAN LIGHTS UNDER ENTRY CANOPY
DARK SKY COMPLIANT



EXTERIOR LIGHT B
LIGHT TYPE - **EXISTING** EXTERIOR DOOR DOWN LIGHT
DARK SKY COMPLIANT



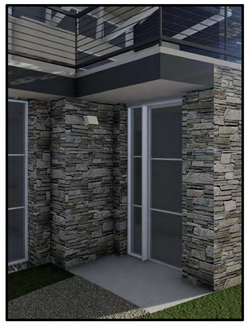
EXTERIOR LIGHT B
LIGHT TYPE - **PROPOSED** EXTERIOR GARAGE DOOR DOWN LIGHT
FIXTURE TO MATCH EXISTING
DARK SKY COMPLIANT



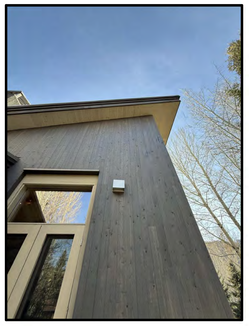
EXTERIOR LIGHT B
LIGHT TYPE - **EXISTING** EXTERIOR MECHANICAL DOWN LIGHT
DARK SKY COMPLIANT



EXTERIOR LIGHT B
LIGHT TYPE - **EXISTING** EXTERIOR BBQ DOWN LIGHT
DARK SKY COMPLIANT



EXTERIOR LIGHT B
LIGHT TYPE - **PROPOSED** EXTERIOR ENTRY DOOR DOWN LIGHT
FIXTURE TO MATCH EXISTING
DARK SKY COMPLIANT



EXTERIOR LIGHT B
LIGHT TYPE - **EXISTING** EXTERIOR DOOR DOWN LIGHT
DARK SKY COMPLIANT



EXTERIOR LIGHT C
LIGHT TYPE - **EXISTING** EXTERIOR PATIO DOWN LIGHTS
DARK SKY COMPLIANT



EXTERIOR LIGHT D
DECK / EXTERIOR STAIR WALKING LIGHT SPECIFICATION
DARK SKY COMPLIANT



EXTERIOR LIGHT B
WALL LIGHT SPECIFICATION
DARK SKY COMPLIANT

TRUE NORTH

EXTERIOR LIGHTING

1 2 4 8 SCALE: 1/8" = 1'-0"

1.03

BROWN SFR - ADDITION

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KETCHUM CITY MAP



VIEW CORRIDORS TO SITE

NTS

1

VIEW CORRIDOR IMAGES



VIEW A
HWY 75 AND SECOND STREET
-RIVER RUN LODGE HWY 75 EXIT



VIEW B
HWY 75 AND 4TH AVE
-MAIN STREET VIEW WHEN LEAVING KETCHUM



VIEW C
HWY 75 AT TRAIL CREEK BRIDGE



VIEW D
HWY 75 AND GEM STREET
-FIRST TURN OFF HWY 75 TOWARD SITE



VIEW E
GEM STREET AND LEADVILLE AVE
-SECOND TURN OFF HWY 75 TOWARD SITE



VIEW F
LEADVILLE AND LAVA STREET
-THIRD TURN OFF HWY 75 TOWARD SITE



VIEW G
LAVA STREET AT THE SOUTHWEST
CORNER OF THE SITE

VIEW CORRIDORS

1.04

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VERTICAL WOOD SIDING
EXISTING EXTERIOR MATERIAL
STAINED CEDAR
PROPOSED MATERIALS TO MATCH



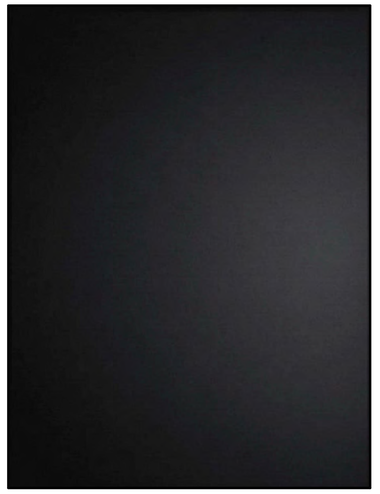
HORIZONTAL WOOD SIDING
EXISTING EXTERIOR MATERIAL
GRAY / BLUE STAINED CEDAR
OPEN JOINT RAINSCREEN
PROPOSED MATERIALS TO MATCH



WOOD SOFFIT
EXISTING EXTERIOR MATERIAL
STAINED CEDAR
PROPOSED MATERIALS TO MATCH



LIGHT VENETIAN PLASTER
EXISTING EXTERIOR MATERIAL
SMOOTH TEXTURE
PROPOSED MATERIALS TO MATCH



BLACK METAL
PROPOSED EXTERIOR MATERIAL
MATTE BLACK METAL ACCENTS



STACK STONE VENEER
EXISTING EXTERIOR MATERIAL
PROPOSED MATERIALS TO MATCH



DRIVEWAY CONCRETE PAVERS
EXISTING EXTERIOR MATERIAL
ROMAN STYLE PAVERS
PROPOSED MATERIALS TO MATCH



CONCRETE PATIO FLOOR SLAB
EXISTING EXTERIOR MATERIAL
SMOOTH TOP POLISHED TEXTURE
PROPOSED MATERIALS TO MATCH



METAL STANDING SEAM ROOF
EXISTING EXTERIOR MATERIAL
METAL STANDING SEAM - GRAY
PROPOSED MATERIALS TO MATCH



WINDOWS
EXISTING EXTERIOR MATERIAL
PROPOSED WINDOWS TO MATCH EXISTING
ALUMINUM CLAD WOOD WINDOWS

EXISTING / PROPOSED EXTERIOR FINISHES

1.05

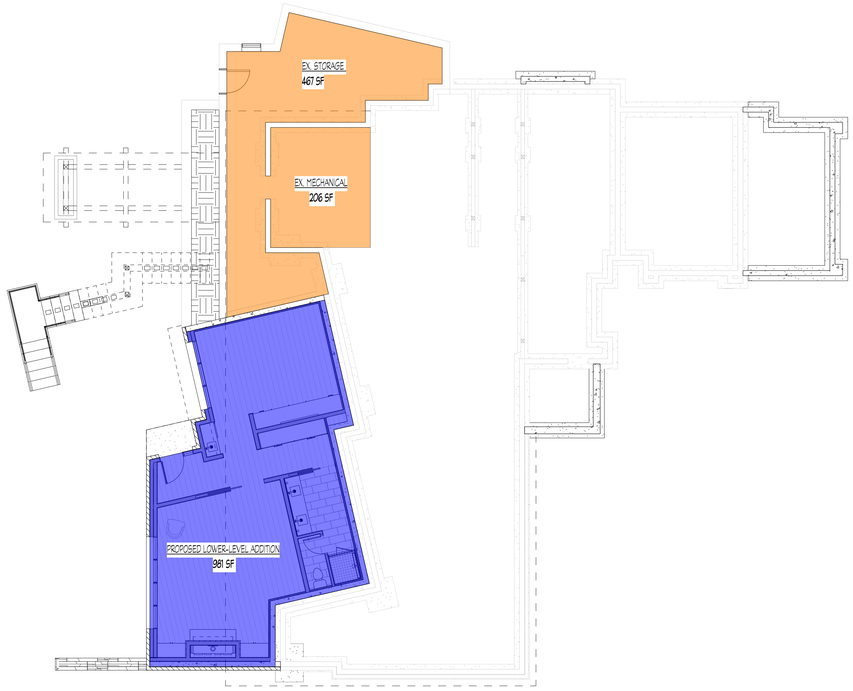
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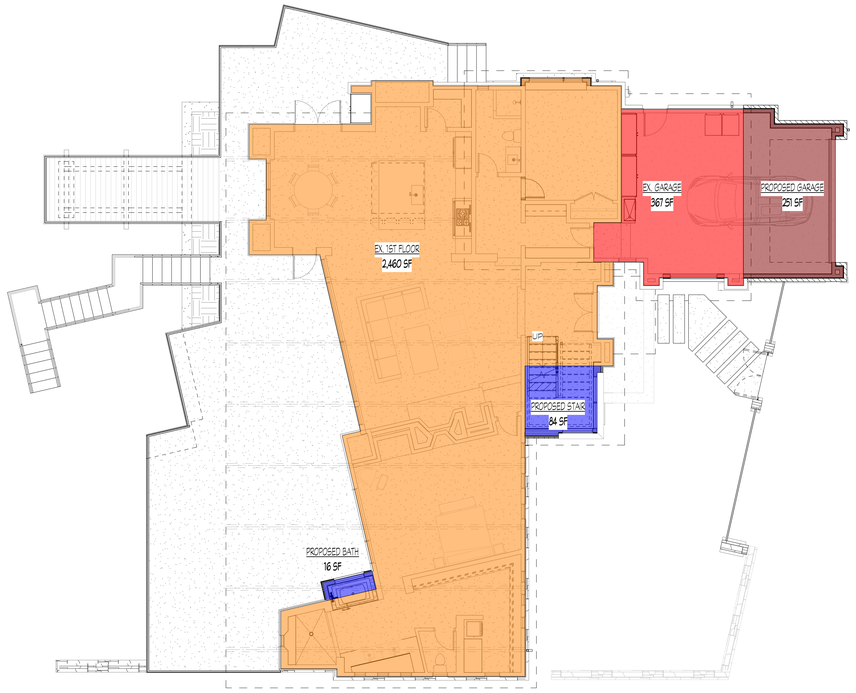
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SQ FT CALC - LOWER-LEVEL

1/8" = 1'-0"

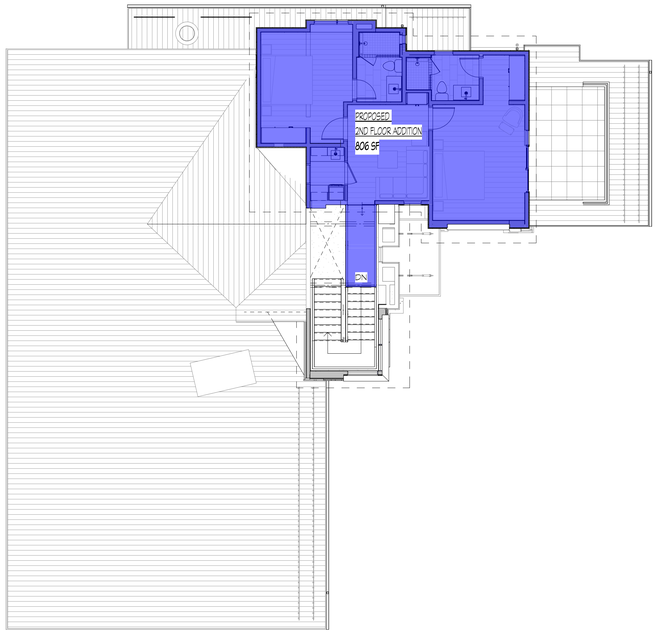
1



SQ FT CALC - FIRST FLOOR PLAN

1/8" = 1'-0"

2



SQ FT CALC - SECOND FLOOR

1/8" = 1'-0"

3

EXISTING LIVING SPACE

EXISTING GARAGE SPACE

PROPOSED LIVING SPACE

PROPOSED GARAGE SPACE

legend

6" = 1'-0"

0

BUILDING AREA (GROSS):

EXISTING LOWER-LEVEL STORAGE	467	SF
EXISTING LOWER-LEVEL MECHANICAL	206	SF
PROPOSED LOWER LEVEL ADDITION	981	SF
EXISTING 1ST FLOOR	2,460	SF
PROPOSED 1ST FLOOR STAIR ADDITION	84	SF
PROPOSED 1ST FLOOR BATH ADDITION	16	SF
EXISTING GARAGE	367	SF
PROPOSED 1ST FLOOR GARAGE ADDITION	251	SF
PROPOSED 2ND FLOOR ADDITION	806	SF
TOTAL	5,638	SF

TRUE NORTH

SQUARE FOOTAGE CALCULATIONS

2.00

BROWN SFR - ADDITION

200 LAVA STREET
KETCHUM, IDAHO 83340

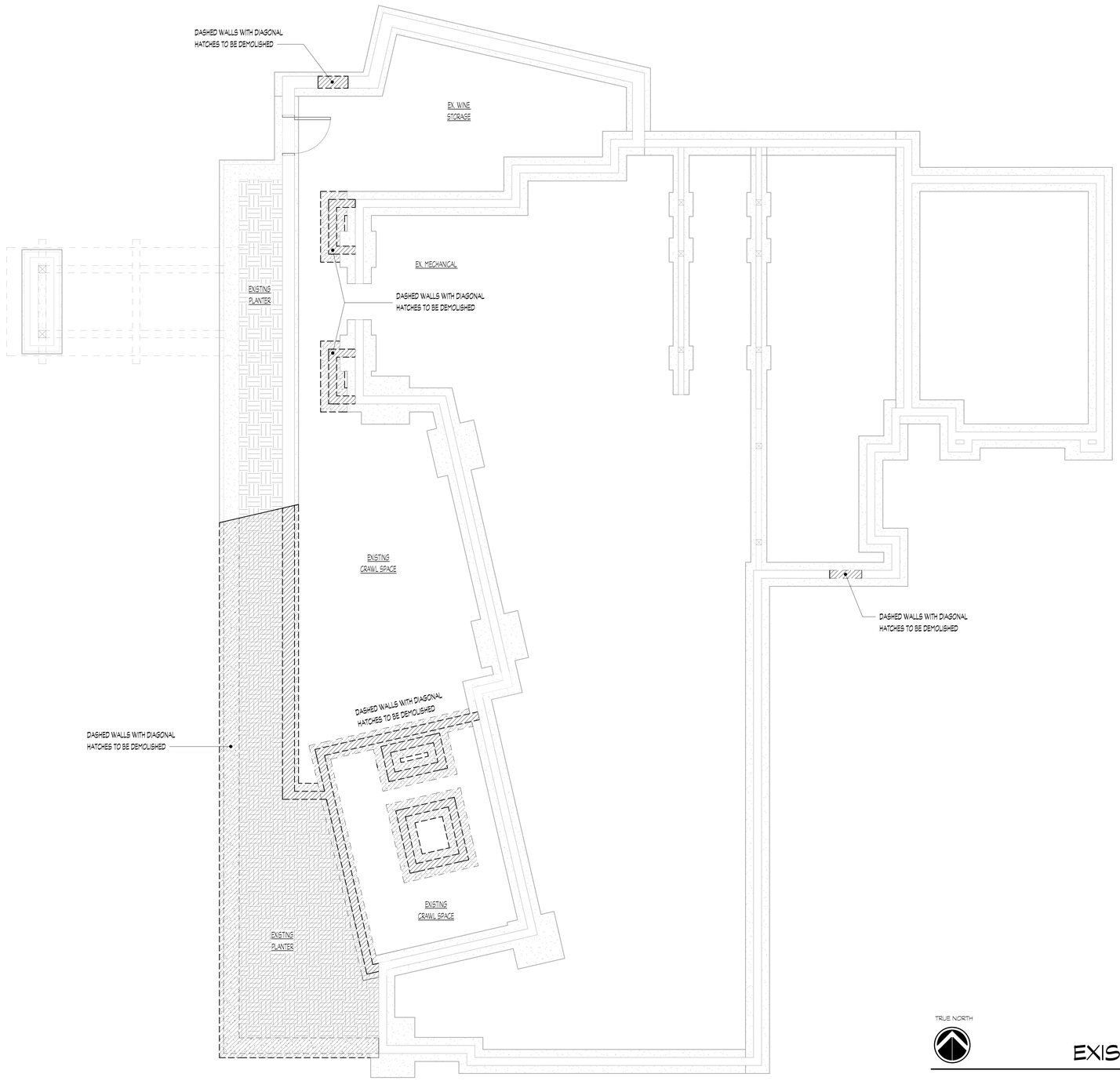
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3.04
1



3.03
1

1
3.01

1
3.02

TRUE NORTH

EXISTING / DEMO FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
1 2 4 8

2.01

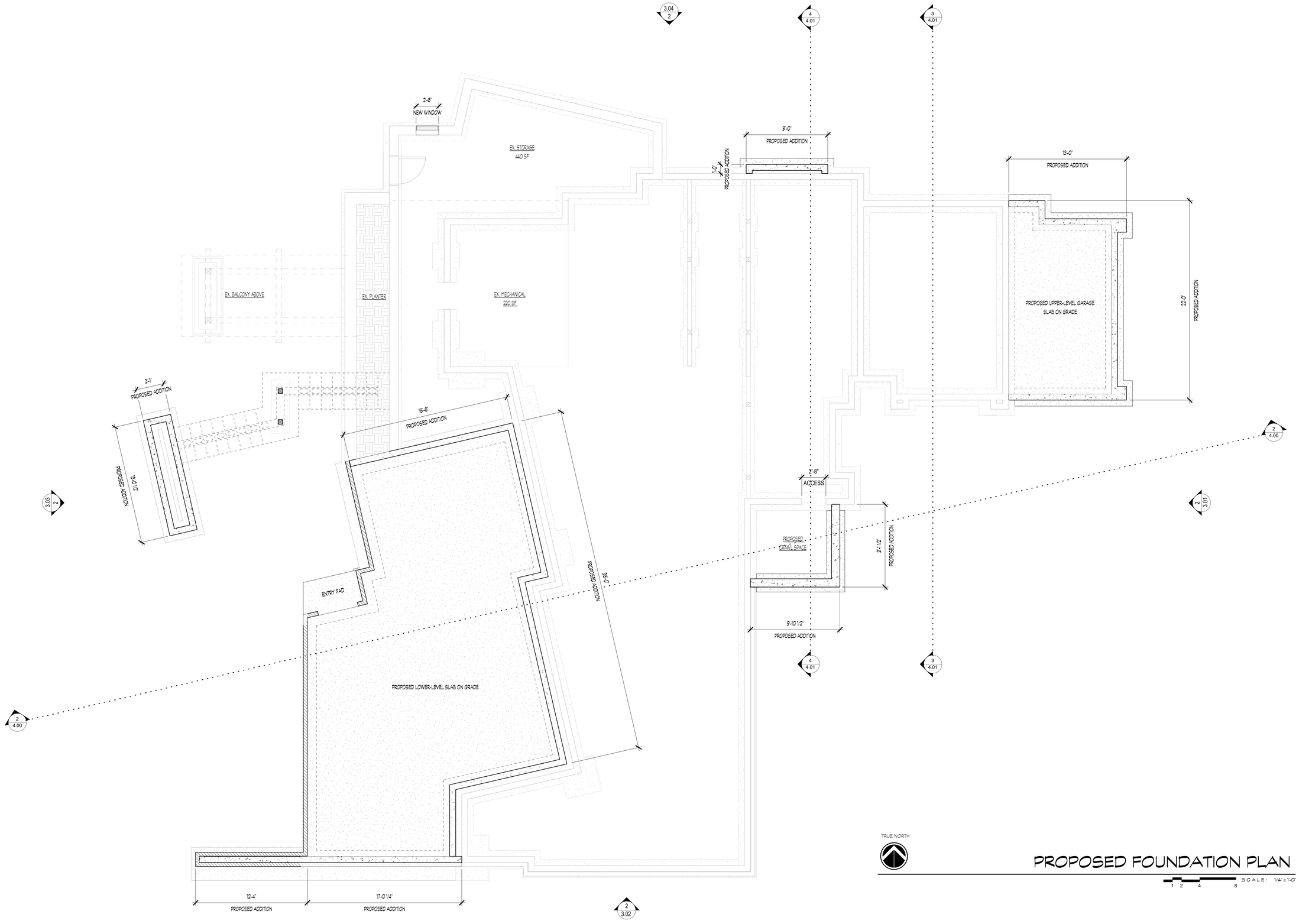
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TRUE NORTH

PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

1 2 4 8

2.02

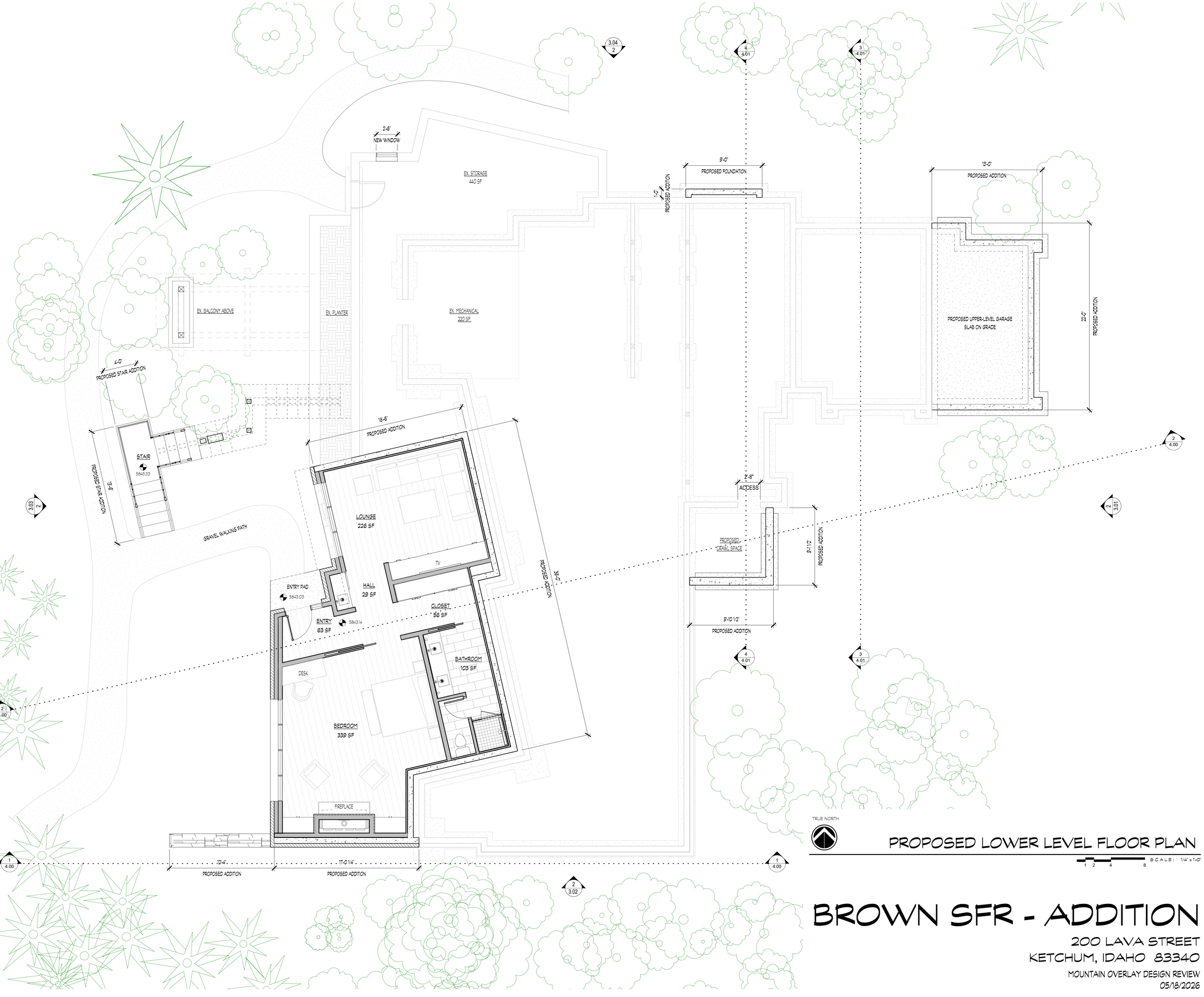
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PROPOSED LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

1 2 4 8

2.03

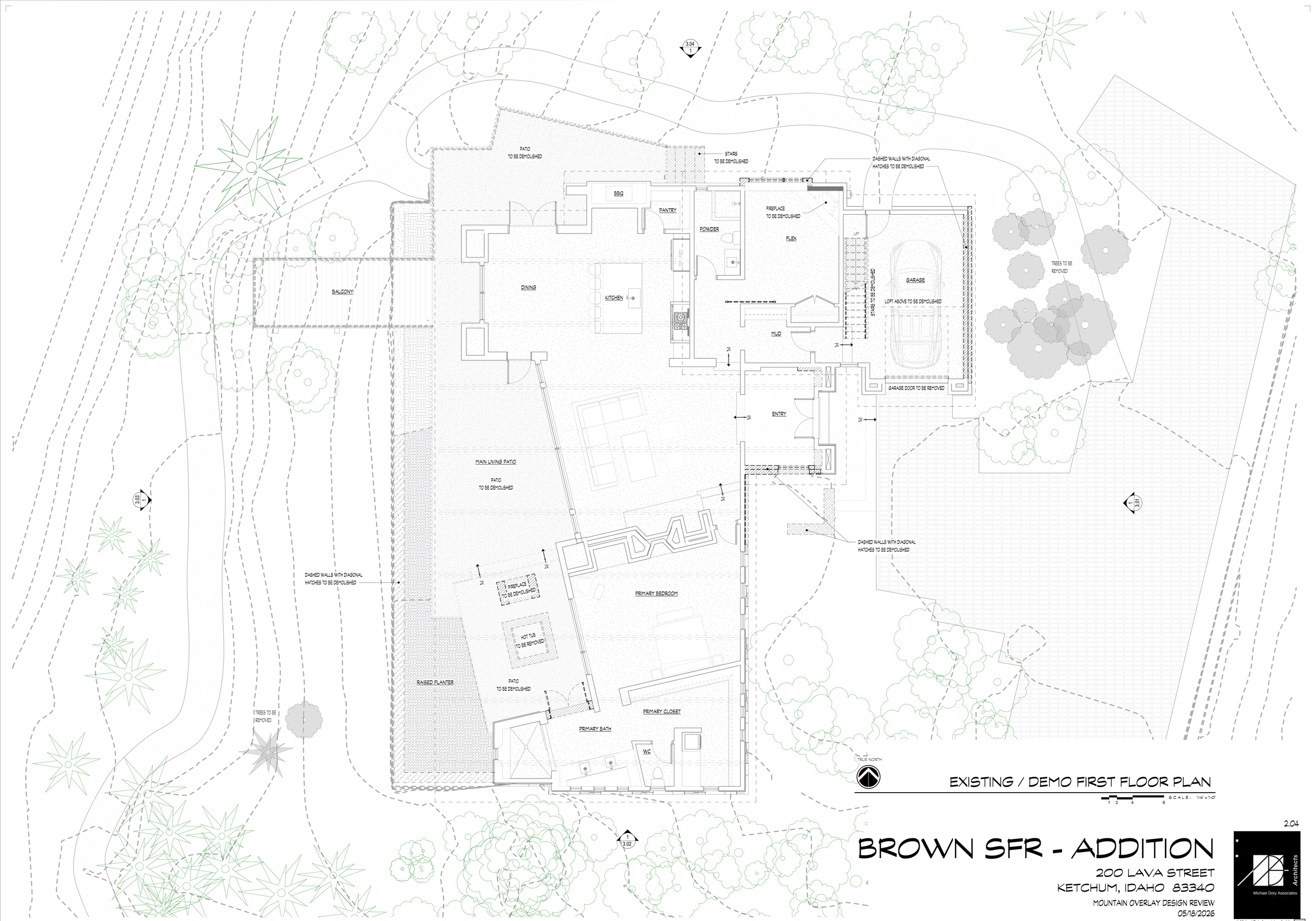
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EXISTING / DEMO FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

2.04

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PATIO
BBQ
PANTRY
POWDER
FLEX
STORAGE
STORAGE
TRASH
TRASH
GARAGE
VOOR WASH
DINING
KITCHEN
REF. FREZ
MUD
ENTRY
UP
STAIR
LIVING ROOM
PATIO
BALCONY
EX. RAISED PLANTER
EX. RAISED PLANTER
EX. RAISED PLANTER
STAIR
PRIMARY BEDROOM
PATIO
PRIMARY CLOSET
PRIMARY BATH
WC
W.I.C
DRIVEWAY
5R
2R
PROPOSED ADDITION
8'-0"
13'-0"
22'-0"
9'-11/2"
3'-7"
9'-10"
6'-8"
2'-1"
3'-6"
5854.20
5855.40
3.04 / 2
4 / 4.01
3 / 4.01
3.03 / 2
2 / 4.00
2 / 3.01
1 / 4.00
2 / 3.02

TRUE NORTH

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
1 2 4 8

2.05

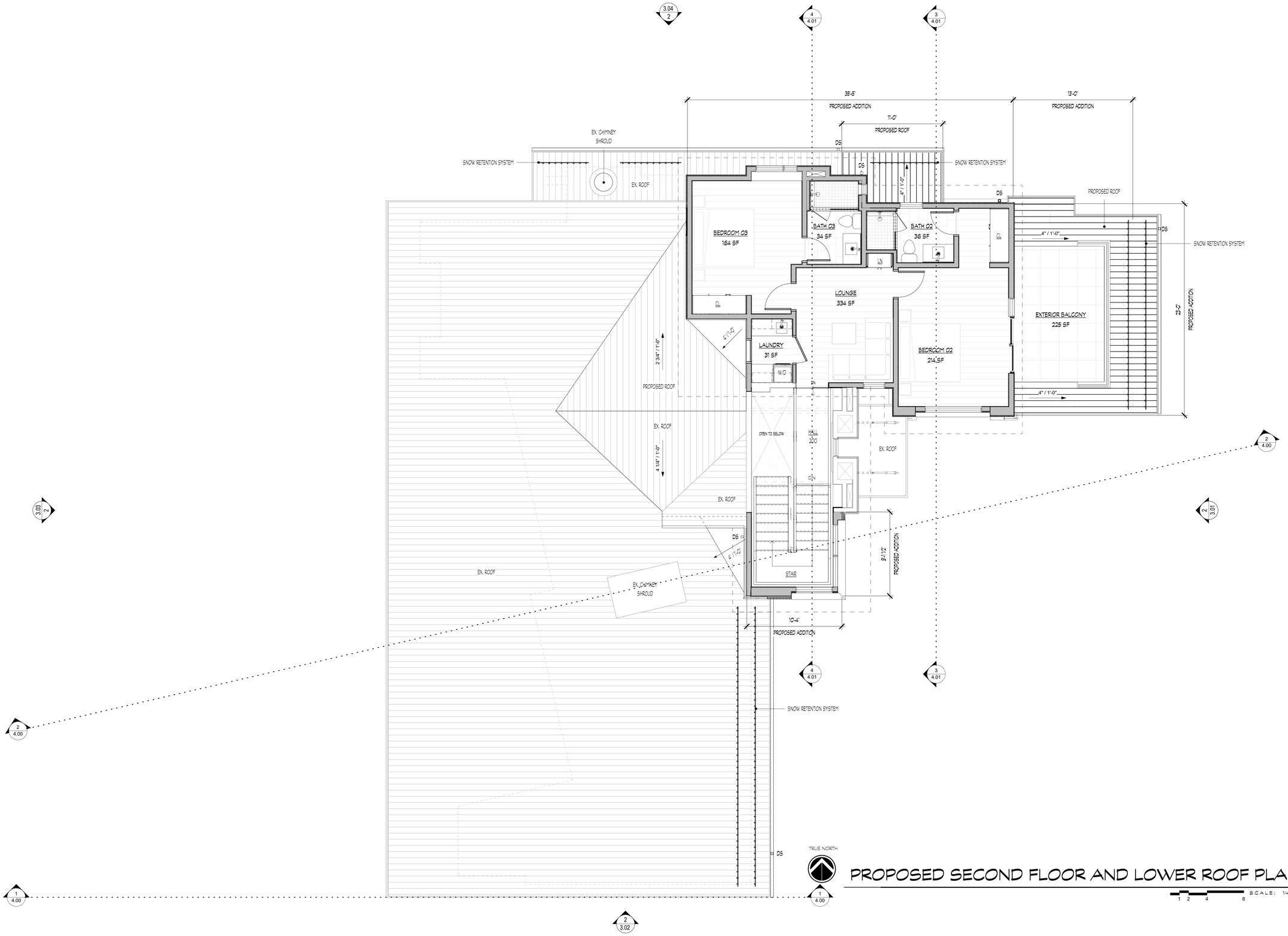
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PROPOSED SECOND FLOOR AND LOWER ROOF PLAN

SCALE: 1/4" = 1'-0"

2.06

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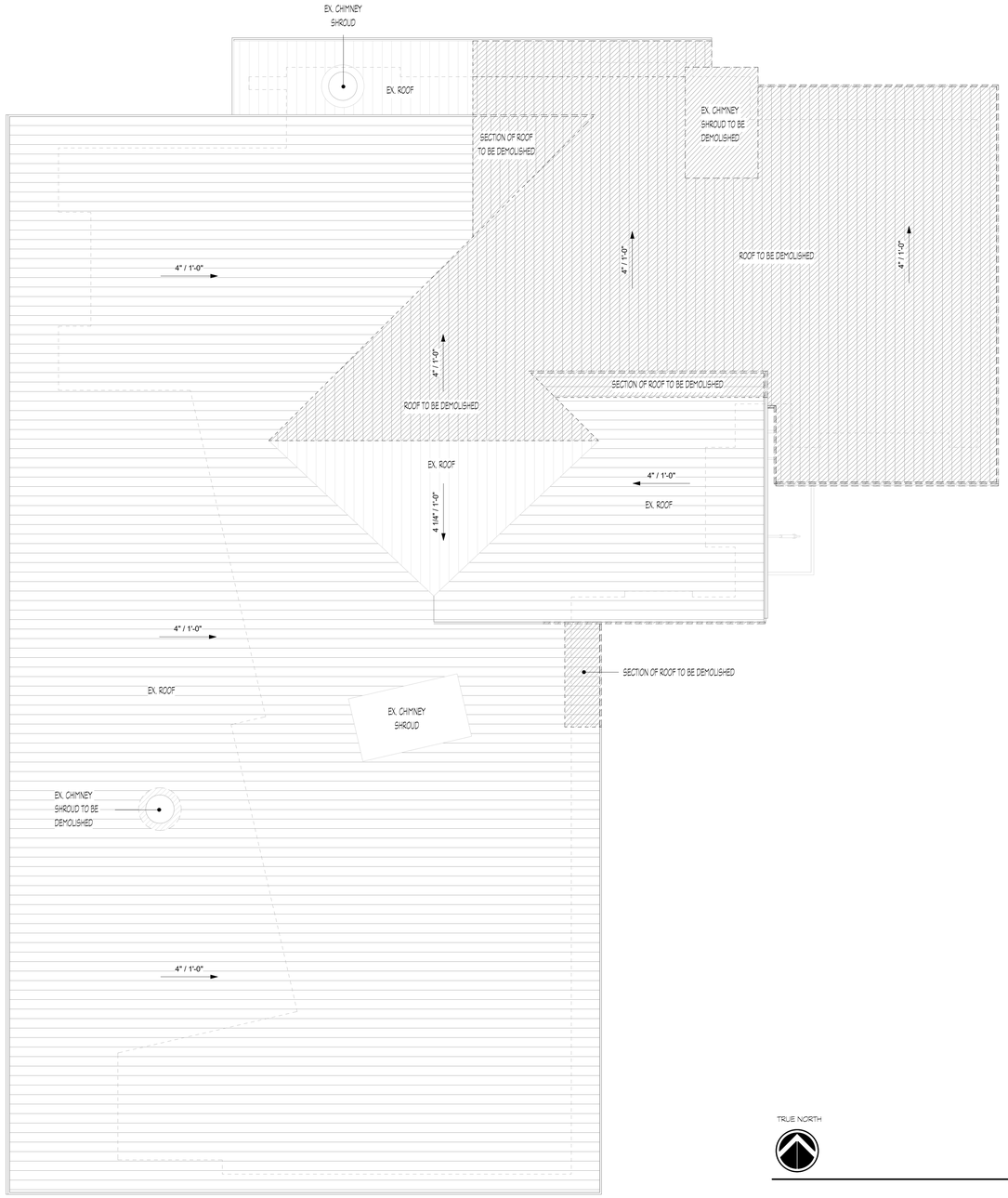
200 LAVA STREET
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3.04
1



3.03
1

1
3.01

1
3.02

TRUE NORTH

EXISTING / DEMO ROOF PLAN

SCALE: 1/4" = 1'-0"
1 2 4 8

2.07

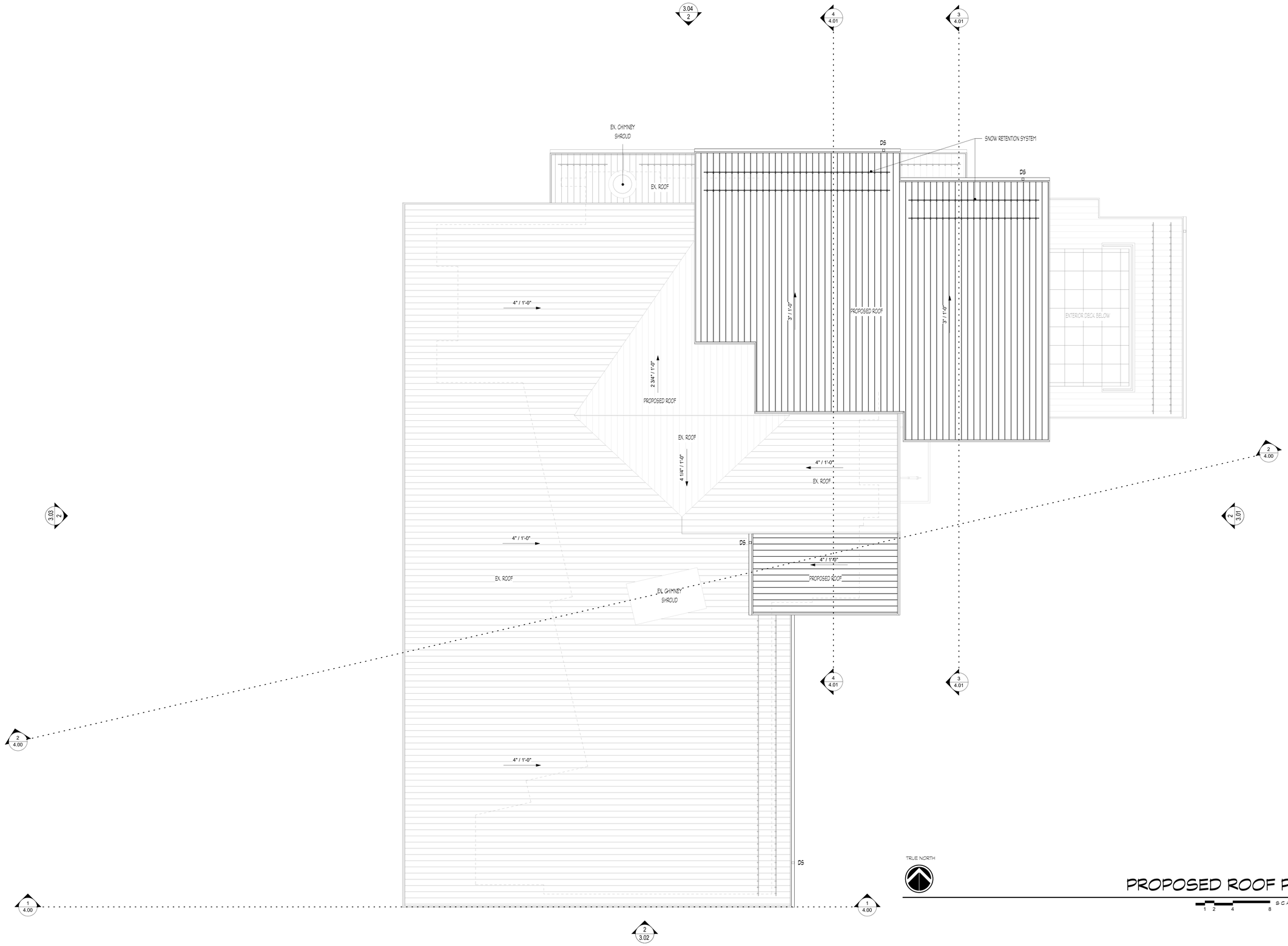
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TRUE NORTH

PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"
1 2 4 8

2.08

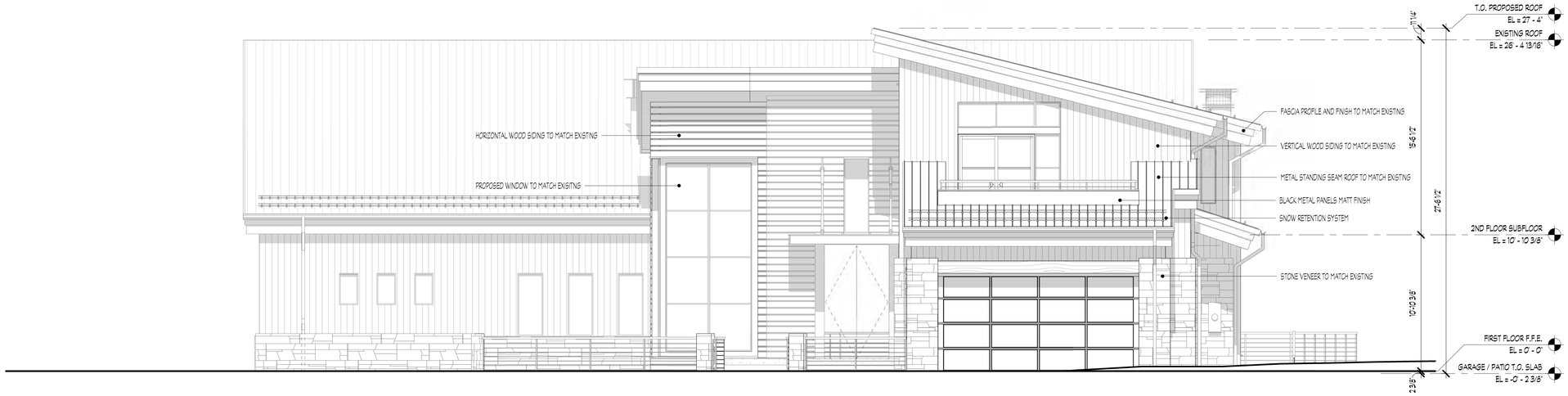
BROWN SFR - ADDITION

200 LAVA STREET
KETCHUM, IDAHO 83340

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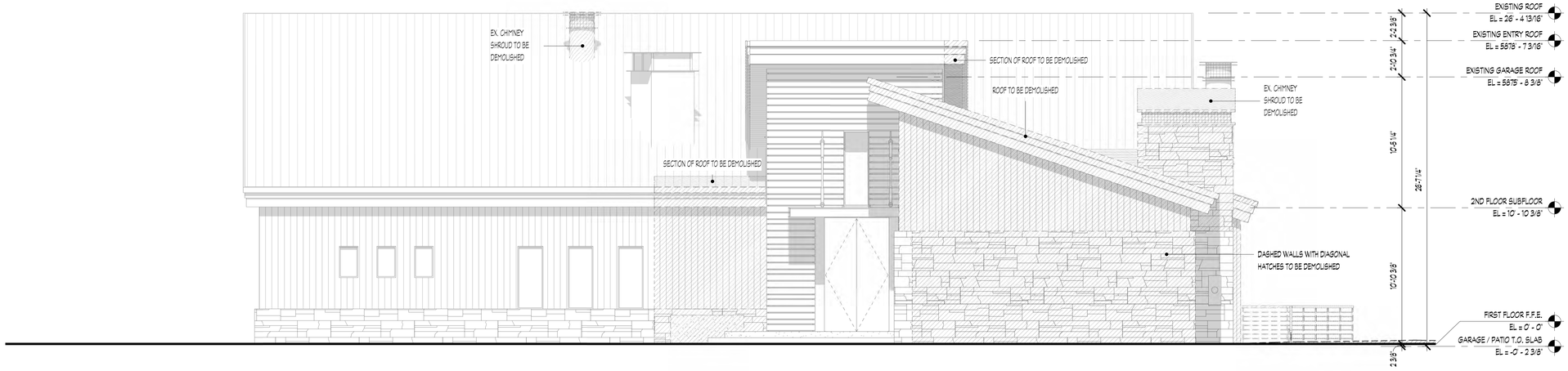
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PROPOSED EAST BUILDING ELEVATION 2

NOTE: ELEVATION 0'0" = ELEVATION 5,854.40' REFER TO SHEET DR 4.00 FOR MAX BUILDING HEIGHT 1/4" = 1'-0"



EXISTING / DEMO EAST BUILDING ELEVATION 1

NOTE: ELEVATION 0'0" = ELEVATION 5,854.40' REFER TO SHEET DR 4.00 FOR MAX BUILDING HEIGHT 1/4" = 1'-0"

EXISTING AND PROPOSED EAST ELEVATION

1 2 4 8 SCALE: 1/4" = 1'-0"

3.01

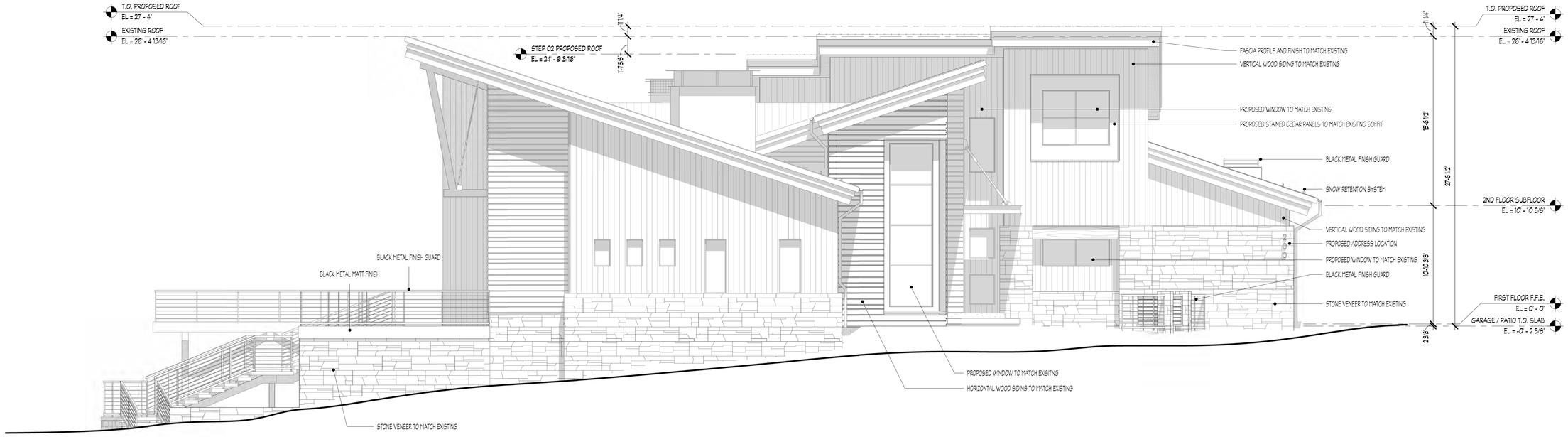
BROWN SFR - ADDITION

200 LAVA STREET
KETCHUM, IDAHO 83340

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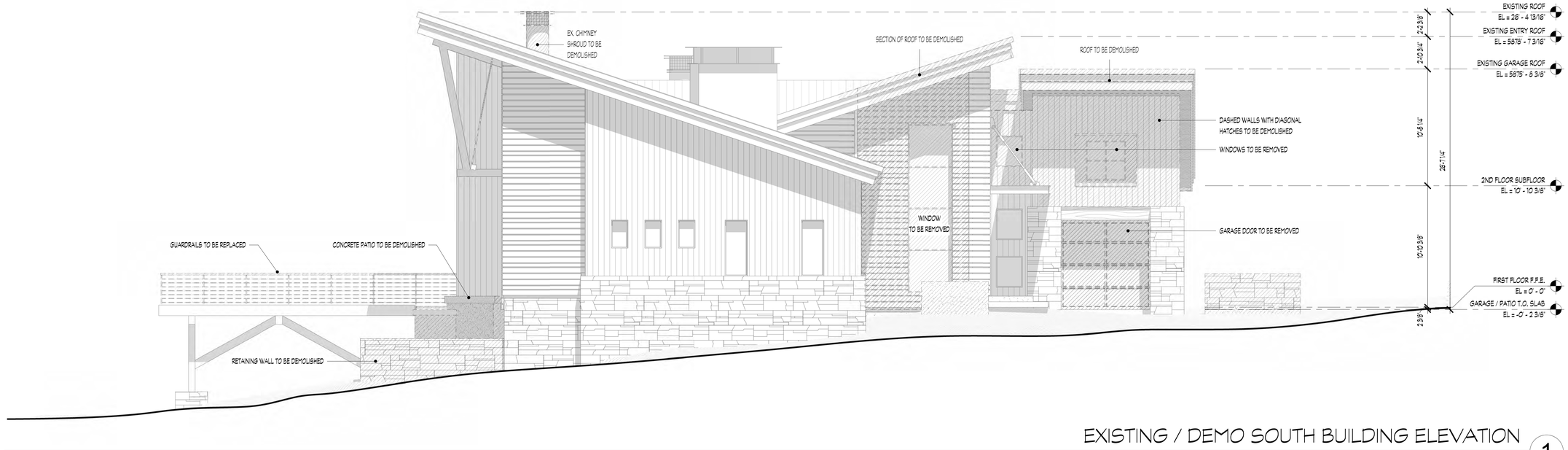
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PROPOSED SOUTH BUILDING ELEVATION 2

NOTE: ELEVATION 0'0" = ELEVATION 5,854.40' REFER TO SHEET DR 4.00 FOR MAX BUILDING HEIGHT

1/4" = 1'-0"



EXISTING / DEMO SOUTH BUILDING ELEVATION 1

NOTE: ELEVATION 0'0" = ELEVATION 5,854.40' REFER TO SHEET DR 4.00 FOR MAX BUILDING HEIGHT

1/4" = 1'-0"

EXISTING AND PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1 2 4 8

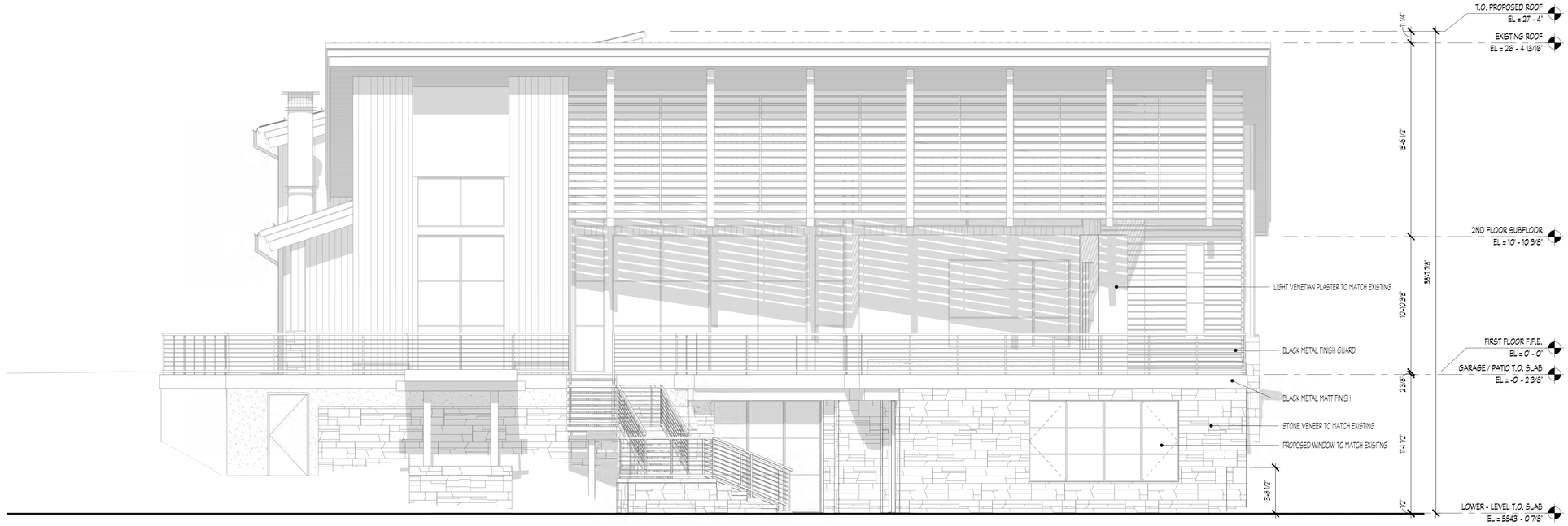
3.02

BROWN SFR - ADDITION

200 LAVA STREET
KETCHUM, IDAHO 83340

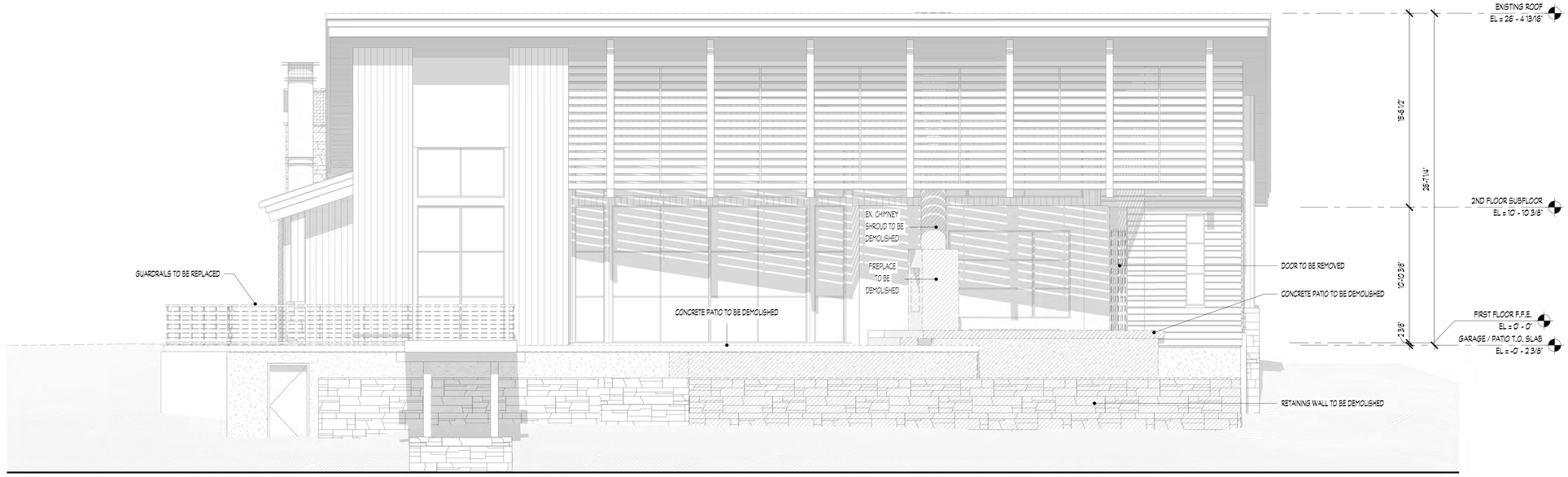
MOUNTAIN OVERLAY DESIGN REVIEW
05/18/2026

Michael Doty Associates, Architects



PROPOSED WEST BUILDING ELEVATION 2

NOTE: ELEVATION 0'0" = ELEVATION 5,854.40' REFER TO SHEET DR 4.00 FOR MAX BUILDING HEIGHT 1/4" = 1'-0"



EXISTING / DEMO WEST BUILDING ELEVATION 1

NOTE: ELEVATION 0'0" = ELEVATION 5,854.40' REFER TO SHEET DR 4.00 FOR MAX BUILDING HEIGHT 1/4" = 1'-0"

EXISTING AND PROPOSED WEST ELEVATION

1 2 4 8 SCALE: 1/4" = 1'-0"

3.03

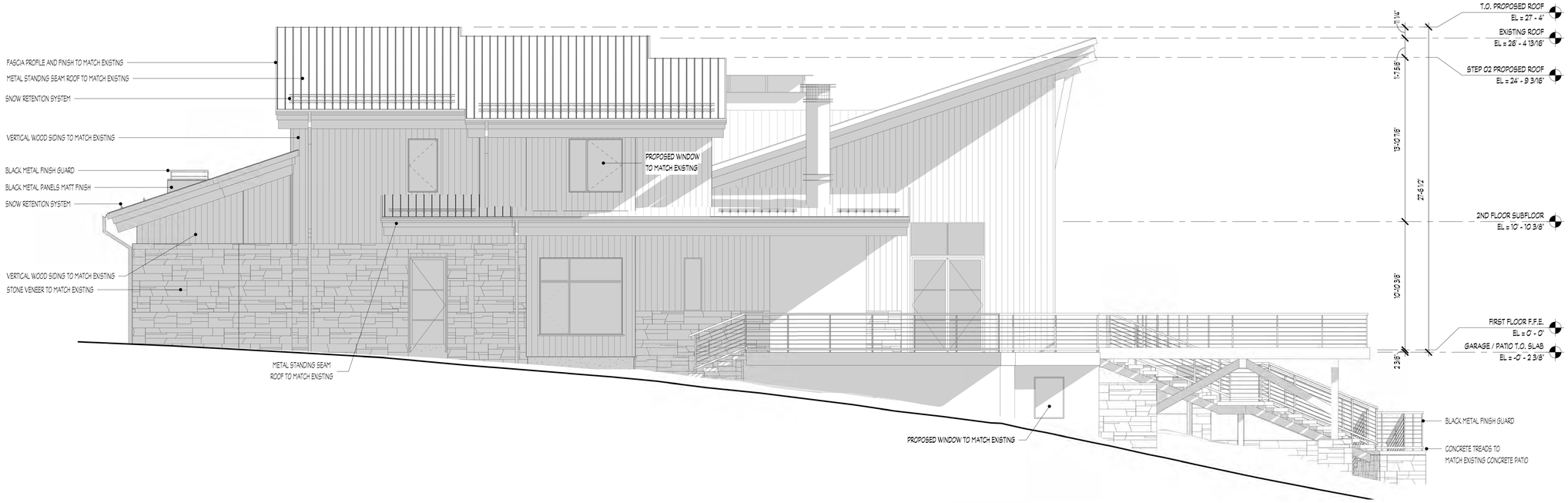
BROWN SFR - ADDITION

200 LAVA STREET
KETCHUM, IDAHO 83340

MOUNTAIN OVERLAY DESIGN REVIEW
05/18/2026

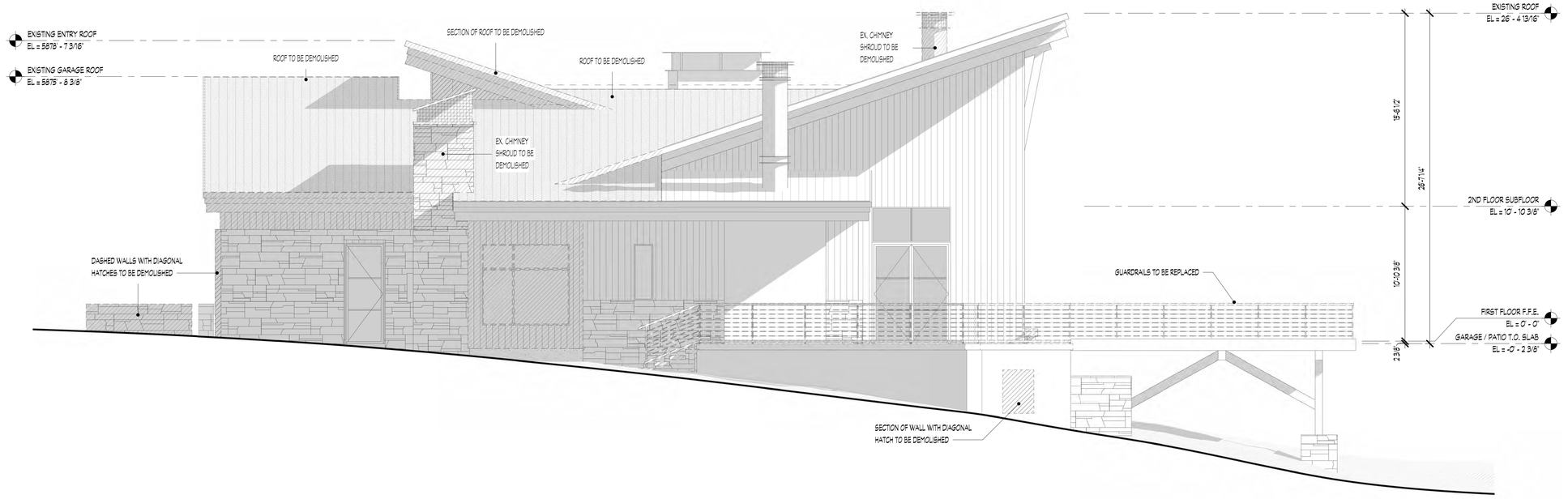
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PROPOSED NORTH BUILDING ELEVATION 2

NOTE: ELEVATION 0'0" = ELEVATION 5,854.40' REFER TO SHEET DR 4.00 FOR MAX BUILDING HEIGHT 1/4" = 1'-0"



EXISTING / DEMO NORTH BUILDING ELEVATION 1

NOTE: ELEVATION 0'0" = ELEVATION 5,854.40' REFER TO SHEET DR 4.00 FOR MAX BUILDING HEIGHT 1/4" = 1'-0"

EXISTING AND PROPOSED NORTH ELEVATIONS

SCALE: 1/4" = 1'-0"

1 2 4 8

3.04

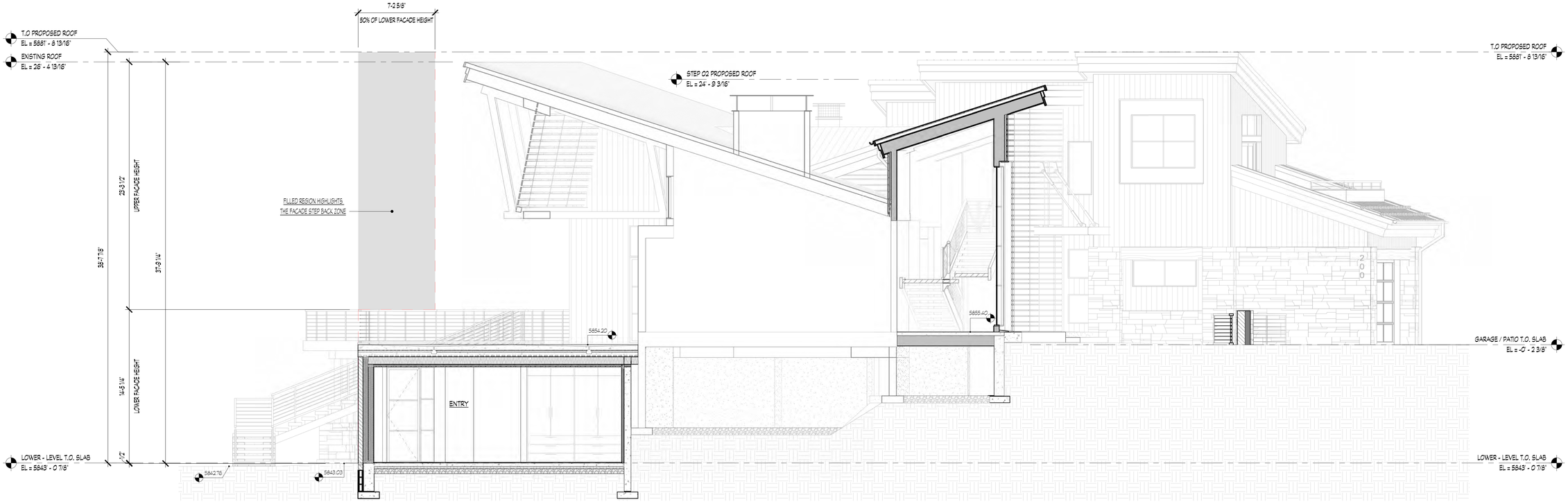
BROWN SFR - ADDITION

200 LAVA STREET
KETCHUM, IDAHO 83340

MOUNTAIN OVERLAY DESIGN REVIEW
05/18/2026

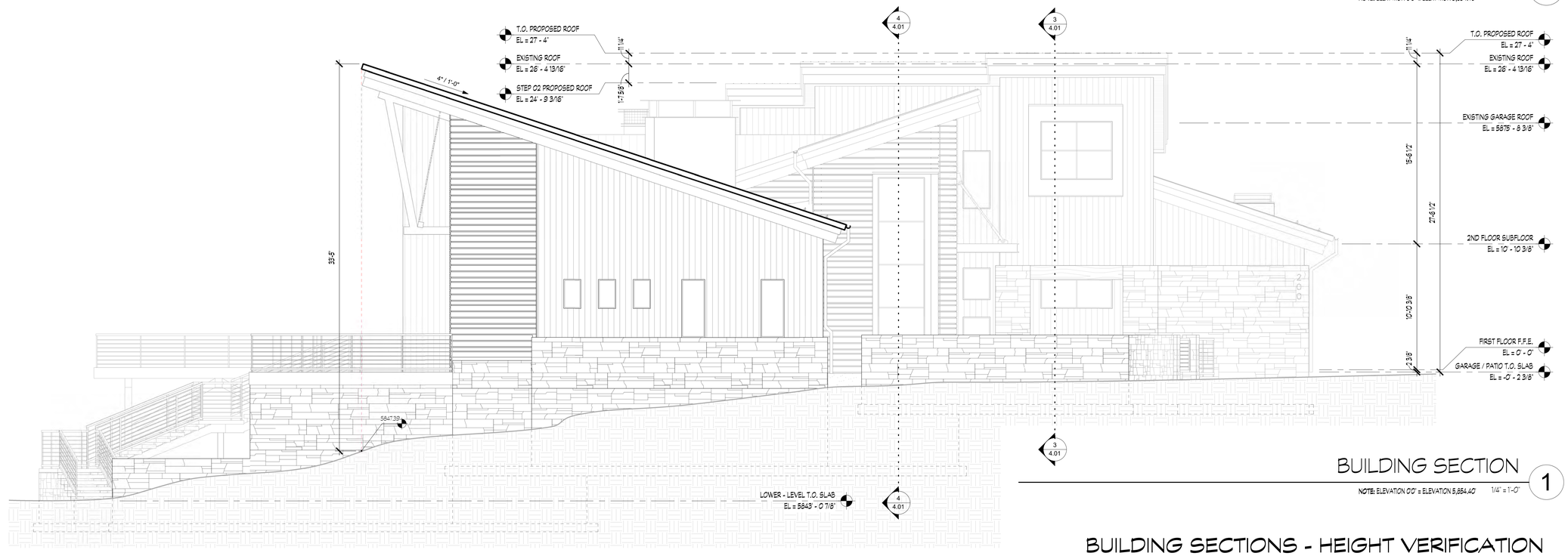
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BUILDING SECTION 2

NOTE: ELEVATION 0'0" = ELEVATION 5,854.40' 1/4" = 1'-0"



BUILDING SECTION 1

NOTE: ELEVATION 0'0" = ELEVATION 5,854.40' 1/4" = 1'-0"

BUILDING SECTIONS - HEIGHT VERIFICATION

SCALE: 1/4" = 1'-0"

1 2 4 8

4.00

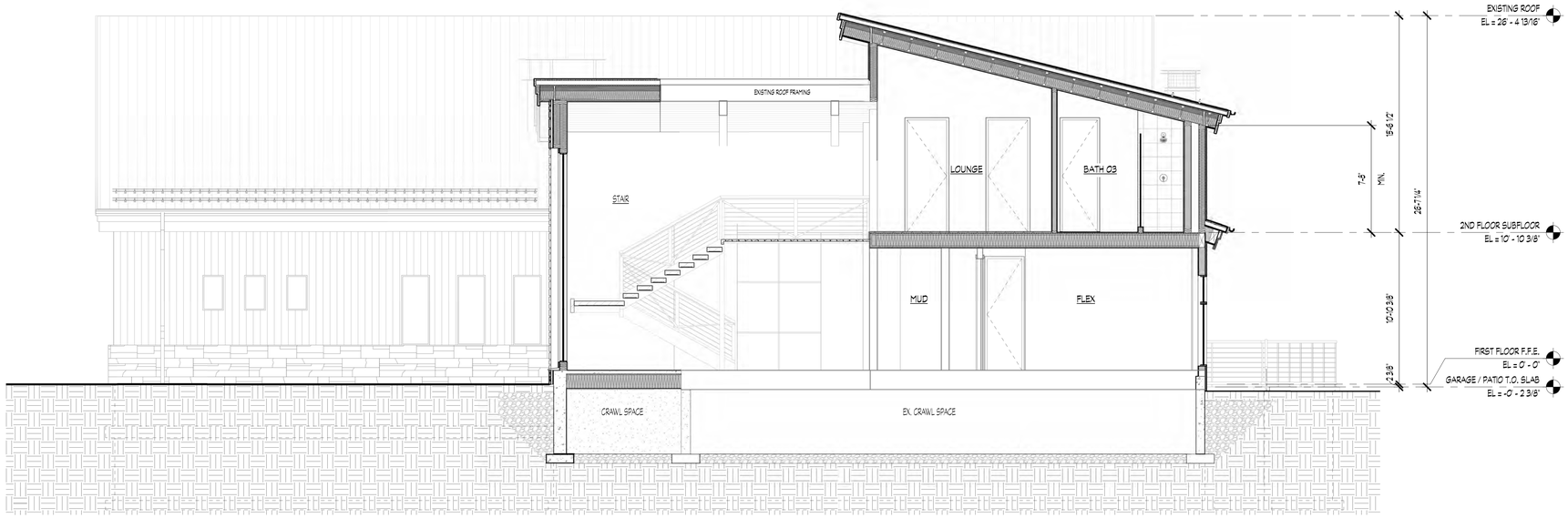
BROWN SFR - ADDITION

200 LAVA STREET
KETCHUM, IDAHO 83340

MOUNTAIN OVERLAY DESIGN REVIEW
05/18/2026

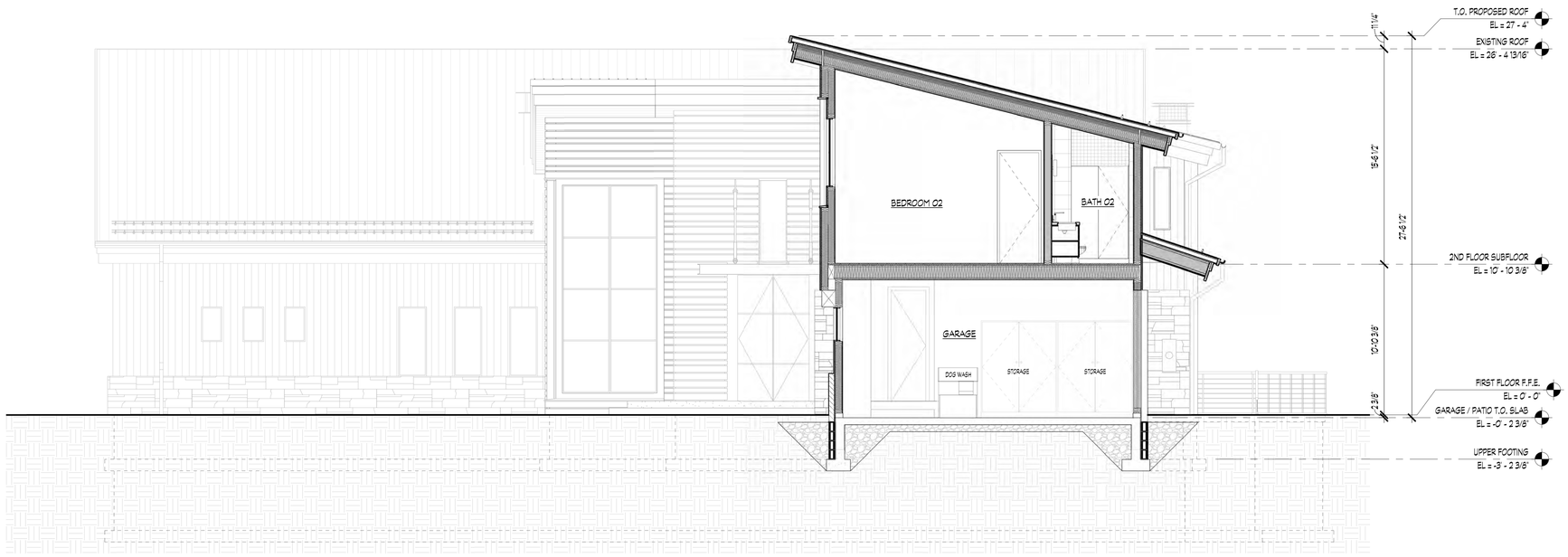
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BUILDING SECTION 4

NOTE: ELEVATION 0'0" = ELEVATION 5,854.40' 1/4" = 1'-0"



BUILDING SECTION 3

NOTE: ELEVATION 0'0" = ELEVATION 5,854.40' 1/4" = 1'-0"

BUILDING SECTIONS

1 2 4 8 SCALE: 1/4" = 1'-0"

4.01

BROWN SFR - ADDITION

200 LAVA STREET
KETCHUM, IDAHO 83340

MOUNTAIN OVERLAY DESIGN REVIEW
05/18/2026

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SOUTHEAST RENDERING

6" = 1'-0"

1

EXTERIOR RENDERING

1 2 4 8 SCALE: 6" = 1'-0"

10.00

BROWN SFR - ADDITION

200 LAVA STREET
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MOUNTAIN OVERLAY DESIGN REVIEW
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SOUTH RENDERING

6" = 1'-0"

1

EXTERIOR RENDERING

SCALE: 6" = 1'-0"

1 2 4 8

10.01

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NORTHEAST RENDERING

6" = 1'-0"

1

EXTERIOR RENDERING

SCALE: 6" = 1'-0"

1 2 4 8

10.02

BROWN SFR - ADDITION

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SOUTHWEST RENDERING

6" = 1'-0"

1

EXTERIOR RENDERING

1 2 4 8 SCALE: 6" = 1'-0"

10.03

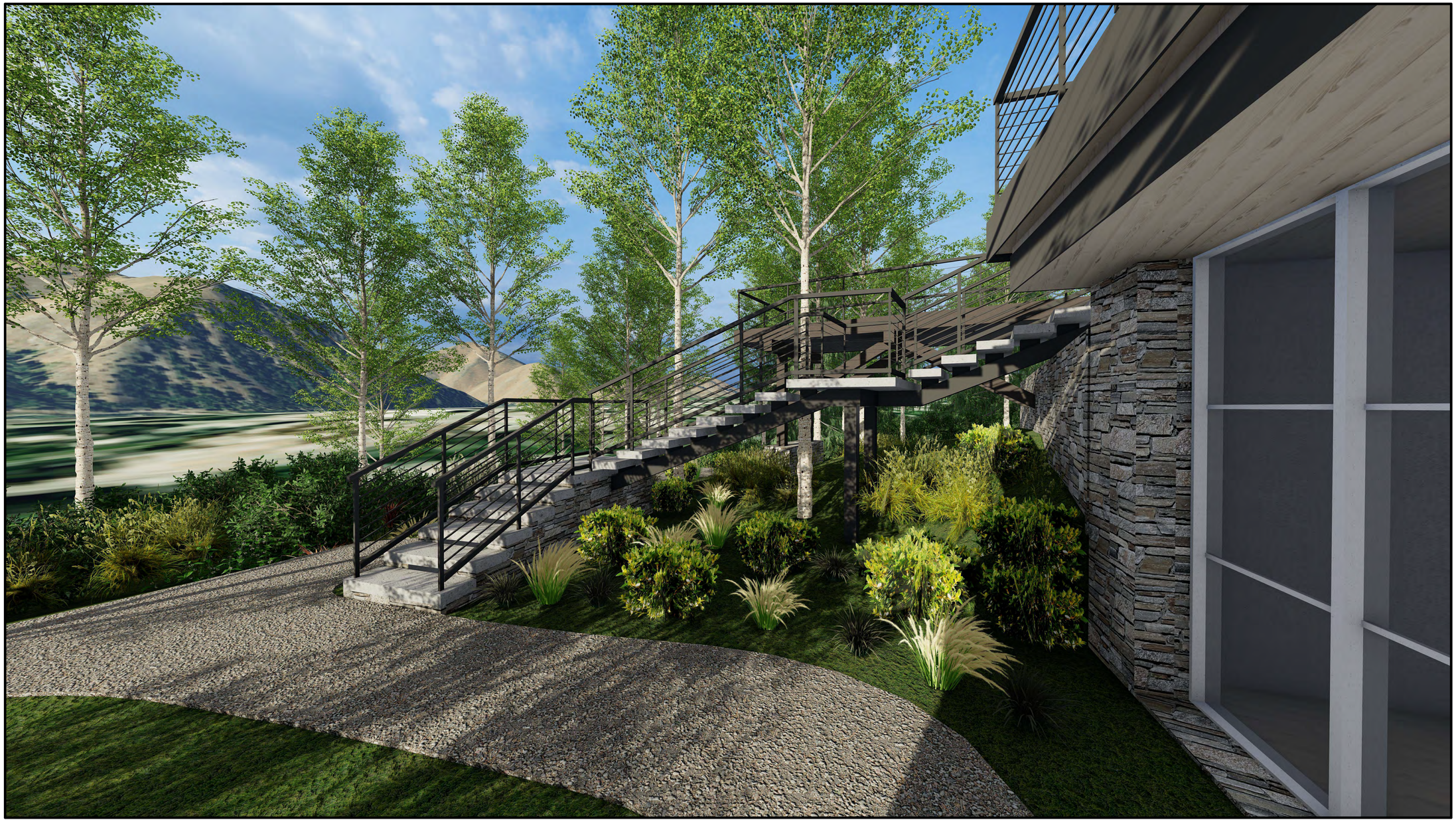
BROWN SFR - ADDITION

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MOUNTAIN OVERLAY DESIGN REVIEW
05/18/2026

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WEST EXTERIOR STAIR RENDERING

6" = 1'-0"

1

EXTERIOR RENDERING

SCALE: 6" = 1'-0"

1 2 4 8

10.04

BROWN SFR - ADDITION

200 LAVA STREET
KETCHUM, IDAHO 83340

MOUNTAIN OVERLAY DESIGN REVIEW
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City of Ketchum

Attachment B:

Design Review Standards Analysis

200 LAVA STREET
DESIGN REVIEW STANDARDS EVALUATION

Design Review Standards (KMC §16.04.080.C)		
Ketchum Municipal Code	**Design Review Standards & Staff Analysis**	
16.04.080.C.1.a Streets	**The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.**	**Conformance** YES
Staff Analysis	A connection to the existing residence from Lava Street currently exists and was constructed with the original development.	
16.04.080.C.1.b Streets	**All street designs shall be approved by the City Engineer.**	**Conformance** N/A
Staff Analysis	No new streets or changes to the design of Lava Street are proposed with this project.	
16.04.080.C.2.a Sidewalks	**All projects under 16.04.080.B that qualify as a "substantial improvement" shall install sidewalks as required by the Streets and Facilities Department.**	**Conformance** N/A
Staff Analysis	KMC 16.04.020.C.13 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the Community Core, all tourist zone districts, and all light industrial districts. The subject property is located within the LR Zone, and sidewalks are not required to be installed for the project. This standard is not applicable.	
16.04.080.C.2.b Sidewalks	**Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.**	**Conformance** N/A
Staff Analysis	This standard is not applicable because the subject property is located within the LR zone and sidewalks are not required to be installed for this project.	
16.04.080.C.2.c Sidewalks	**Sidewalks may be waived if one of the following criteria is met:** a) **The project comprises an addition of less than 250 square feet of conditioned space.** b) **The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.**	**Conformance** N/A
Staff Analysis	This standard is not applicable because the subject property is located within the LR zone and sidewalks are not required to be installed for this project.	
16.04.080.C.2.d Sidewalks	**The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.**	**Conformance** N/A

Staff Analysis	This standard is not applicable because the subject property is located within the LR zone and sidewalks are not required to be installed for this project.	
16.04.080.C.2.e Sidewalks	**New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.**	**Conformance** N/A
Staff Analysis	This standard is not applicable because the subject property is located within the LR zone and sidewalks are not required to be installed for this project.	
16.04.080.C.2.f Sidewalks	**The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a Certificate of Occupancy.**	**Conformance** N/A
Staff Analysis	This standard is not applicable because the subject property is located within the LR zone and sidewalks are not required to be installed for this project.	
16.04.080.C.3 Drainage & Landscaping	**All applications shall meet the standards set forth in 16.04.060.A, Standards for All Development.**	**Conformance** YES
Staff Analysis	1. Drainage - The drainage improvements include the installation of a trench drain and drywells in combination with existing drywells onsite. Drainage improvements are specified on Sheet C2.0 of the project plans. A combination of drywells and catch basins will be installed to collect stormwater from the property. The City Engineer reviewed the proposed drainage plan and finds it sufficient to maintain all storm water drainage onsite. Upon Design Review approval, the applicant shall submit final civil drawings for all drainage improvements with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department. 2. Utilities - All utilities are existing and located underground. 3. Snow Storage - The applicant is providing snowmelt in the driveway, which is permitted in lieu of providing snow storage onsite. The snowmelt system is entirely located on private property and does not require a ROW Encroachment Permit nor is it subject to ROW snowmelt standards in KMC 16.04.020.C.15. In addition to snowmelt, the project	

	plans include snow storage areas located at the end of the driveway and along the front of the property. 4. Landscaping - No new landscaping is proposed outside of revegetating disturbed existing landscaping on the site. The site will be revegetated with Mountain Brome hydro-seed and Scottish Links sod for the lawn. All of the new plant materials are drought tolerant. 5. Fences/Hedges/Walls - The proposed retaining walls onsite comply with the fences/hedges/walls standards in KMC 16.04.060.D. There are existing retaining walls onsite that are to remain and no changes are proposed.	
16.04.080.C.4.a Compatibility of Design	**The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.**	**Conformance** YES
Staff Analysis	The Lava Street neighborhood features six residences built at varying timeframes resulting in a diverse range of materials and architectural styles. While the homes vary in appearance, they share common design elements, including pitched roofs and exterior materials primarily composed of wood, stone, and plaster with metal accents. The proposed materials of stone, stained cedar, light venetian plaster, and metal elements are consistent and complement the neighborhood character and with those of the existing residence.	
16.04.080.C.4.b Compatibility of Design	**Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.**	**Conformance** N/A
Staff Analysis	This standard is not applicable because the subject property does not contain any historical or cultural landmarks.	
16.04.080.C.4.c Compatibility of Design	**Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.**	**Conformance** N/A
Staff Analysis	This standard does not apply because the subject property is developed with an existing single-family residence that was constructed in 2006. However, the proposed addition to the residence proposes the same materials and colors of the existing residence to create a compatible, cohesive design.	
16.04.080.C.5.a Architectural	**Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.**	**Conformance** YES
Staff Analysis	The subject property is located within the LR zone and sidewalks are not required to be installed for this project. The entryway for the residence is existing and will remain in its current location which is clearly defined at the front of the structure.	
16.04.080.C.5.b Architectural	**The building character shall be clearly defined by use of architectural features.**	**Conformance** YES

Staff Analysis	The proposal features various architectural features including material changes and orientation of materials (horizontal and vertical wood siding), change in roof forms (shed and flat) with various heights, metal detailing, and diverse window forms.	
16.04.080.C.5.c Architectural	**There shall be continuity of materials, colors and signing within the project.**	**Conformance** YES
Staff Analysis	The proposed addition incorporates vertical and horizontal stained cedar siding, stack stone veneer, and light venetian plaster finishes. Additional exterior materials include stained cedar soffits, a gray metal roof, aluminum clad windows, and matte black metal accents on the railings, panels, garage door, and chimney. All proposed exterior colors and materials will match those of the existing residence, ensuring continuity of colors and materials and a cohesive overall appearance.	
16.04.080.C.5.d Architectural	**Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.**	**Conformance** YES
Staff Analysis	The proposed stone masonry walls on the west side of the structure match the stack stone veneer on the residence. The proposed metal fence adjacent to the front entry complements the metal railing on the rear and the fence gate features stone pillars and doors that match the stone and wood on the residence.	
16.04.080.C.5.e Architectural	**Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.**	**Conformance** YES
Staff Analysis	The proposed design incorporates variation in building form and rooflines to reduce the visual perception of bulk and mass and cohesion with the existing structure. The structure is articulated through undulation in the wall planes, diverse window forms, and shed roofs and flat roof sections with varying heights. The largest façade wall is located on the rear of the structure and incorporates a step back from the ground level, material changes, and large steel beam design elements that create visual interest and reduces the perceived massing.	
16.04.080.C.5.f Architectural	**Building(s) shall orient toward their primary street frontage.**	**Conformance** YES
Staff Analysis	The existing structure and proposed design are oriented toward the primary street frontage of Lava Street.	
16.04.080.C.5.g Architectural	**Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.**	**Conformance** YES
Staff Analysis	Garbage is currently being stored within the existing garage and will continue to be stored in this location after construction is complete.	

16.04.080.C.5.h Architectural	**Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.**	**Conformance** YES
Staff Analysis	The existing structure and the proposed addition feature weather protection devices including gutters and downspouts as well as a snow retention system (Sheet 2.08) to prevent dripping water and sliding snow on pedestrian gathering and circulation areas. A flat metal awning exists over the front entry to provide weather protection for the occupants.	
16.04.080.C.6.a Circulation Design	**Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.**	**Conformance** N/A
Staff Analysis	This standard is not applicable because the proposed addition is located in the Lava Street area, an existing low-density residential neighborhood. The subject property is not contiguous of existing pedestrian, equestrian, or bicycle easements or pathways.	
16.04.080.C.6.b Circulation Design	**Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.**	**Conformance** N/A
Staff Analysis	This standard is not applicable because the subject property is located within the LR zone and sidewalks are not required to be installed for this project.	
16.04.080.C.6.c Circulation Design	**Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.**	**Conformance** YES
Staff Analysis	Pedestrian, vehicular, and bicycle access exist to the subject property off Lava Street. The driveway for the residence is compliant with city standards.	
16.04.080.C.6.d Circulation Design	**Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.**	**Conformance** YES
Staff Analysis	The existing driveway for the residence is greater than 20 feet from the nearest intersection.	
16.04.080.C.6.e Circulation Design	**Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.**	**Conformance** YES
Staff Analysis	Access for emergency vehicles, snowplows, and garbage trucks is provided along Lava Street.	
16.04.080.C.7 Public Amenities	**Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities**	**Conformance** N/A

	shall receive approval from the Streets and Facilities Department prior to Design Review approval from the Planning and Zoning Commission.	
Staff Analysis	This standard is not applicable because the subject property is located within the LR zone and sidewalks are not required to be installed for this project.	
16.04.080.C.8.a Underground Encroachments	**Encroachments of underground building(s) or portions of building(s) into required setbacks are subject to 16.02.070.A.10 and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.**	**Conformance** YES
Staff Analysis	Once the exterior stair on the west side of the structure is relocated to comply with the side setback requirements, the footing for it will likely continue to encroach within the setback underground. The underground encroachment of the footing does not conflict with any easements, existing underground structures, sensitive ecological areas, soil stability, or drainage. The footing's below-grade encroachment complies with the standards for encroachments of below-grade structures into required setbacks in KMC 16.02.070.A.10.	
16.04.080.C.8.b Underground Encroachments	**No below grade structure shall be permitted to encroach into the riparian setback.**	**Conformance** N/A
Staff Analysis	This standard is not applicable because the subject property is not located within the floodplain.	

City of Ketchum

Attachment C:

Mountain Overlay Design Review Standards Analysis

200 LAVA STREET
MOUNTAIN OVERLAY DESIGN REVIEW STANDARDS EVALUATION

Mountain Overlay Design Review Standards (KMC §16.02.070.D.5)		
Ketchum Municipal Code	**Mountain Overlay Standards & Staff Analysis**	
16.02.070.D.5.a	**There shall be no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.**	**Conformance** YES
Staff Analysis	From a visual standpoint, the existing building is nestled within a mature tree canopy that continues north and south of the property. As shown on Sheet 1.04 in Attachment A, the residence does not have a visual impact from the various public vantage points provided. The proposed increase in height is primarily achieved from digging down to create a new lower level and the increase in height upwards is only 11 ¼" above the existing roof. The project does not appear to introduce new visual impacts to ridgelines or prominent public vantage points.	
16.02.070.D.5.b	**Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City is minimized. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.**	**Conformance** YES
Staff Analysis	As noted in the analysis for KMC §16.02.070.D.5.a above, staff does not believe the project will have a material visual impact visible from a public vantage point in the city.	
16.02.070.D.5.c	**Driveway standards as well as other applicable standards contained in §16.04.020.A shall be met.**	**Conformance** YES
Staff Analysis	Per KMC 16.04.020.C.12.i.(2), a private driveway shall not be greater than 35% of the linear footage of any street frontage (i.e. front property line), or 30', whichever is less, unless otherwise approved by the City Engineer. The subject property contains an existing driveway that is 32'-3 ¼" wide, which exceeds the maximum permitted width of 30'. The City Engineer reviewed the existing driveway configuration and approved it to remain in its current condition.	
16.02.070.D.5.d	**All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150') of the furthest exterior wall of any building.**	**Conformance** YES
Staff Analysis	Sufficient access is provided for fire and other emergency vehicles to reach within 150 feet of the furthest exterior wall of the building.	

16.02.070.D.5.e	**Significant rock outcroppings shall not be disturbed.**	**Conformance** YES
Staff Analysis	As shown on the topographic survey included in the project plans, the subject property does not contain any significant rock outcroppings.	
16.02.070.D.5.f	**International Building Code (IBC) and International Fire Code (IFC) and Ketchum Fire Department requirements shall be met.**	**Conformance** YES
Staff Analysis	The project must comply with the 2018 International Residential Code, the 2018 International Fire Code, all local amendments specified in Title 15 of Ketchum Municipal Code, and Ketchum Fire District requirements. All building code and fire code requirements will be verified for compliance by the Building and Fire departments prior to building permit issuance.	
16.02.070.D.5.g	**Public water and sewer service shall comply with the requirements of the City.**	**Conformance** YES
Staff Analysis	The Water and Wastewater departments conducted a code compliance review of the project plans submitted with the MO Design Review application and found the project complies with all requirements.	
16.02.070.D.5.h	**Drainage shall be controlled and maintained to not adversely affect other properties.**	**Conformance** YES
Staff Analysis	The drainage improvements include the installation of a trench drain and drywells in combination with existing drywells onsite. Drainage improvements are specified on Sheet C2.0 of the project plans. A combination of drywells and catch basins will be installed to collect stormwater from the property. The City Engineer reviewed the proposed drainage plan and finds it sufficient to maintain all storm water drainage onsite. Upon Design Review approval, the applicant shall submit final civil drawings for all drainage improvements with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department.	
16.02.070.D.5.i	**Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials.** **Revegetation on hillsides with a clear zone of 30 feet around all structures is recommended. The clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Planning and Building Department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides.**	**Conformance** YES
Staff Analysis	The driveway for the existing residence is existing, and it's decreasing in size by removing the current connection to the garage and marginally increasing in size to create a connection to the new location of the garage door and a wider apron by the structure entryway. The site will be revegetated with native seed (Mountain Brome hydro-seed) and Scottish Links sod on the lawn.	

16.02.070.D.5.j	**There shall not beother sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section.**	**Conformance** YES
Staff Analysis	The subject property is entirely previously disturbed and the proposed addition to the residence is contained within the existing limits of the disturbance on the site.	
16.02.070.D.5.k	**Access traversing 25 percent or greater slopes shall not have significant impact on drainage, snow and earth slide potential and erosion as it relates to the subject property and to adjacent properties.**	**Conformance** N/A
Staff Analysis	This standard does not apply because access to the site is existing and does not traverse 25% or greater slopes.	
16.02.070.D.5.l	**Utilities shall be underground.**	**Conformance** YES
Staff Analysis	All utilities are existing and located underground.	
16.02.070.D.5.m	**Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.**	**Conformance** YES
Staff Analysis	Sheet L2.0 of the project plans identifies the existing limit of disturbance line and indicates construction fencing along that line with a notation stating the limit of disturbance line is to be protected with fencing and erosion controls on site for the duration of construction.	
16.02.070.D.5.n	**Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.**	**Conformance** YES
Staff Analysis	The subject property is entirely previously disturbed with an existing structure and located within an established neighborhood. As shown on Sheet L2.0 of Attachment A, the proposal confines the new addition within the existing limit of disturbance on the site and does not extend into undisturbed hillside areas.	
16.02.070.D.5.o	**Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.**	**Conformance** N/A
Staff Analysis	This standard is not applicable because there are no existing or proposed significant landmarks on the subject property.	
16.02.070.D.5.p	**Encroachments of below grade structures into required setbacks are subject to §16.02.070.A.10 and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.**	**Conformance** YES

Staff Analysis	Once the exterior stair on the west side of the structure is relocated to comply with the side setback requirements, the footing for it will likely continue to encroach within the setback underground. The underground encroachment of the footing does not conflict with any easements, existing underground structures, sensitive ecological areas, soil stability, or drainage. The footing's below-grade encroachment complies with the standards for encroachments of below-grade structures into required setbacks in KMC 16.02.070.A.10.

City of Ketchum

Attachment D:

Zoning and Dimensional Standards Analysis

200 LAVA STREET
MOUNTAIN OVERLAY DESIGN REVIEW
LR ZONING & DIMENSIONAL STANDARDS EVALUATION

LR Zoning and Dimensional Standards Evaluation				
Compliant			**Standards and Staff Analysis**	
Yes	**No**	**N/A**	**Ketchum Municipal Code**	**City Standards and Staff Analysis**
☒	☐	☐	**16.02.020.A.2**	**Minimum Lot Area**
			Staff Analysis	**Required:** 9,000 square feet minimum **Existing:** 19,512 square feet
☒	☐	☐	**16.02.020.A.2**	**Building Coverage**
			Staff Analysis	**Permitted:** 35% **Lot Area Definition (KMC §16.08.020)** The area within the boundaries of a lot, exclusive of any area contained within a public or private street, alley, fire lane or private driveway easement; also, exclusive of any narrow strip of land connecting a lot set back from any public street for the purpose of providing driveway access with that street and exclusive of any portion of the property that lies between the mean high water marks of the Big Wood River, Trail Creek, and Warm Springs Creek. All exclusions shall not be used for the purpose of calculating density and building coverage. Lot area shall include the area of any dedicated public bike path, equestrian path, or other public pathway within the boundaries of a lot. **Existing:** 29% (4,748 square foot building footprint / 16,295 square foot lot area [minus utility easement]) **Proposed:** 33% (5,403 square foot building footprint / 16,295 square foot lot area [minus utility easement])
☒	☐	☐	**16.02.020.A.2**	**Minimum Building Setbacks**
			Staff Analysis	**Minimum Required Setbacks:** Front: 15' Side: > of 1' for every 2' in building height, or 10' (19'-3 15/16" required based on building height) Rear: 20' **Proposed:** Front (south/Lava St): 20'-4" Side (east): 31'-0 ¾" Side (west): 19'-1 ¾"* Rear (north): 20' *The west side setback is less than the 19'-4" minimum required. A condition of approval has been added to the application requiring the

				applicant to revise the project plans to comply with the west side setback requirement prior to building permit application submittal.
☒	☐	☐	**16.02.020.A.2**	**Building Height**
			Staff Analysis	**Maximum Permitted Building Height:** 35’ **Height of Building Definition (KMC §16.08.020)** The greatest vertical distance measured at any point from the roof to natural, existing, or finished grade, whichever is lowest. The maximum vertical distance from the lowest exposed finished floor to the highest point of the roof (regardless of vertical alignment) shall be no more than five feet greater than the maximum height permitted in the zoning district (see illustration B on file in the office of the City Clerk). No facade shall be greater than the maximum height permitted in the zoning district. (See definition of "facade" in this section and illustration B on file in the office of the City Clerk.) Facades which step up or down hillsides shall be set back from the lower facade a minimum of 50 percent of the height of the lower facade; except, that roof overhangs may extend up to three feet into this area (see illustration B on file in the office of the City Clerk). This building height provision shall apply to parapets, Boston roofs and any other portion of a building roof, but shall not apply to flagpoles, lightning rods, weather vanes, antennas or chimneys. **Existing:** 34’-9” **Proposed:** 38’-8”
☒	☐	☐	**16. 04.020.C.12.i.2**	**Driveway Width**
			Staff Analysis	**Required:** <u>Minimum</u>: The unobstructed, all weather surface of a private driveway shall not be less than 12 feet. <u>Maximum</u>: The unobstructed, all weather surface of a private driveway shall not be greater than 35 percent of the linear footage of any street frontage or 30 feet, whichever is less, unless otherwise approved by the City Engineer. **Proposed:** The existing driveway is 32’-3 ¼” wide, which is greater than the maximum of 30’ permitted. The City Engineer reviewed the existing driveway configuration and approved it to remain in its current condition.
			16.04.050.E	**Parking Spaces**

☒	☐	☐	**Staff Analysis**	**Required:** One-Family Dwelling Unit in Residential Districts: 2 parking spaces per one-family dwelling unit **Proposed:** 1-2 parking spaces within the enclosed garage and additional parking area available in the driveway.
☒	☐	☐	**16.04.090**	**Dark Skies**
			Staff Analysis	All existing and proposed exterior lighting is compliant with the dark sky standards.

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF JUNE 17, 2026

PROJECT: 330 Topaz Street Residence

FILE NUMBERS: 26-KET-00126 & 26-KET-00135

APPLICATION TYPES: Mountain Overlay Design Review & Lot Consolidation Preliminary Plat

PROPERTY OWNER: Matthew & Kathryn McNeal

ARCHITECT: Gretchen Wagner, AIA, Scape Design Studio

REQUEST: Mountain Overlay Design Review for the development of a new two-story, 5,823-square-foot single-family residence and associated site improvements and Lot Consolidation Preliminary Plat with requested Subdivision Exceptions.

LOCATION: 330 N Topaz Street (Tax Lots 8258 & 8259)

ZONING: Limited Residential (LR)

OVERLAY: Mountain Overlay

REVIEWER: Abby Rivin – Senior Planner

NOTICE: A public hearing notice was mailed to all property owners within 300 feet of the project site on May 27, 2026. The notice was published in the Idaho Mountain Express on May 27, 2026. A notice was posted on the city's website on June 2, 2026 and on the project site on June 2, 2026. The building corners were staked, all trees proposed to be removed were flagged, and the story pole was installed on the project site on June 10, 2026.

EXECUTIVE SUMMARY

Matthew and Kathryn McNeal, represented by architect Gretchen Wagner of Scape Design Studio, have submitted a final Mountain Overlay (MO) Design Review application for the development of a new two-story, 5,823-square-foot single-family residence and associated site improvements (the "project"; see Figure 2) located at 330 Topaz Street. The property consists of two existing tax lots (Tax Lots 8258 and 8259) located within the Limited Residential (LR) Zoning District and Mountain Overlay (MO) District. The final MO Design Review plan set is included as Attachment A, with additional application materials and supporting documents provided in Attachment B.



Figure 1: Proposed 330 Topaz Street Residence

The project is proposed in conjunction with a Lot Consolidation Preliminary Plat to combine the two existing tax lots into a single lot. Lot consolidations are processed as major subdivisions and are permitted in the LR Zone subject to approval of a subdivision exception pursuant to LDC §16.07.080.A.1.b.5. In accordance with LDC §16.07.080.A.1.b.5.c.2.B, the Preliminary Plat application was submitted with the final MO Design Review application for concurrent review. The Lot Consolidation Preliminary Plat is included as Attachment B, with supplemental materials included as Attachment D.



Figure 2: Subject Property Aerial Map

Pursuant to LDC §16.02.070.D.4.a, Mountain Overlay Design Review is required for the construction of new buildings and associated site improvements within the Mountain Overlay District. Accordingly, the proposed residence and related site improvements are subject to the Mountain Overlay standards in LDC §16.02.070.D.5, the Design Review standards in LDC §16.04.080.C, and the Design Review approval criteria in LDC §16.07.030.C.

The project site is located within an established residential neighborhood in the Mountain Overlay District. The proposal includes demolition of the existing residence, construction of a new single-family residence, associated site improvements, and consolidation of the two existing tax lots into a single parcel.

Staff finds that the proposed Mountain Overlay Design Review application, Lot Consolidation Preliminary Plat, and requested Subdivision Exceptions generally conform with the Comprehensive Plan, Mountain Overlay District standards, Design Review standards, and applicable subdivision

requirements. Therefore, staff recommends approval subject to the conditions of approval contained herein.

BACKGROUND

Process to Date

The project is subject to Preapplication Mountain Overlay Design Review because the total area of the proposed consolidated lot exceeds 11,000 square feet. The Planning and Zoning Commission reviewed the Preapplication for the 330 Topaz St (McNeal) Residence on May 7, 2026. The Preapplication submittal materials, staff report, and meeting recording is published on the City's website and may be viewed by clicking the link here.

Following receipt of the Preapplication, the project was routed to all applicable city departments for review. Department comments were provided to the applicant and reviewed as part of the Preapplication process. The Planning and Zoning Commission generally found the proposal to be consistent with the intent of the Mountain Overlay District and did not identify any significant concerns regarding the proposed site design, building placement, or overall redevelopment approach.

The applicant submitted a complete final MO Design Review application on May 11, 2026, and a complete Lot Consolidation Preliminary Plat application on May 19, 2026. City department comments identified during the Preapplication review process have either been addressed through revised project plans submitted with the final application or will be addressed through conditions of approval and the building permit review process, as applicable.

Existing Conditions

The property is located within an established hillside neighborhood and consists of two separate tax lots (Tax Lots 8258 and 8259) within the LR Zone and the Mountain Overlay District. The two tax lots are proposed to be consolidated as part of the project.

Tax Lot 8258 is developed with an existing single-family residence originally constructed in 1930. Two existing accessory sheds located on Tax Lot 8259 are proposed to remain. Pursuant to Ketchum Municipal Code (KMC) §15.16.020, structures that are 50 years of age or older are classified as historic structures for purposes of demolition review. Because the existing residence meets this threshold, demolition is subject to the procedures in KMC §15.16.040, including a required 60-day waiting period following publication of a notice of intent to demolish. The notice of intent to demolish was published on May 13, 2026, and the required waiting period expires on July 12, 2026.

ANALYSIS

Pursuant to LDC §16.07.030.C.2.d, the Commission shall determine the following prior to granting Design Review approval:

1. The project does not jeopardize the health, safety, or welfare of the public.
2. The project generally conforms with the design-related goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this section, and any other standards in this Code, including §16.04.080, Design Review, and where applicable, §16.02.060.D MO: Mountain Overlay District.

Criteria 1 & 2: Public Health, Safety, Welfare and Comprehensive Plan Conformance

Comprehensive Plan and Mountain Overlay Vision

The property is designated Low-Density Residential (LDR) on the Future Land Use Map of the 2025 Cohesive Ketchum Comprehensive Plan and is located within the Mountain Overlay (MO) District. Together, these frameworks support residential development that is compatible with established neighborhood character while minimizing impacts to Ketchum's hillside environment.

The LDR designation supports single-family residential development that is compatible with surrounding development patterns and neighborhood character. The Comprehensive Plan encourages reinvestment and redevelopment within established residential areas, provided development maintains the visual and environmental qualities that define those neighborhoods.

The Mountain Overlay District places additional emphasis on protecting hillsides as a significant community asset. The purpose of the district is to minimize unnecessary disturbance to natural topography and vegetation, reduce visual impacts, and direct development to the most suitable portions of a site while accommodating reasonable residential use.

Site Context and Analysis

The property differs from many Mountain Overlay sites because it is not an undeveloped hillside parcel. The site is located within an established residential neighborhood and has been substantially altered by previous development activities, including construction of the existing residence, grading, landscaping, irrigation infrastructure, and roadway improvements. The property does not contain slopes exceeding 25 percent, and the proposed development does not extend into previously undisturbed hillside areas.

The proposal redevelops a previously disturbed residential site and includes several improvements that advance the objectives of the Mountain Overlay District. These include removal of an existing residence that encroaches into the required uphill setback, consolidation of development within the most suitable and previously disturbed portion of the site, removal of unnecessary asphalt and other disturbed surfaces, regrading and revegetation of disturbed areas, and consolidation of two legal tax lots into a single parcel, thereby reducing future development potential.

Staff finds that the proposal generally conforms with the design-related goals, policies, and objectives of the Comprehensive Plan, is consistent with the purpose and intent of the Mountain Overlay District, does not jeopardize public health, safety, or welfare, and satisfies Criteria 1 and 2 for approval.

Criteria 3: Conformance with Applicable Code Standards

Zoning and Dimensional Standards

Staff reviewed the final Mountain Overlay Design Review application for compliance with applicable zoning and dimensional standards, including setbacks, building height, building coverage, landscaping, parking, and access requirements. Based on the submitted plans and supporting materials, staff finds that the proposed development complies with the applicable standards of the Limited Residential (LR) Zoning District, subject to the conditions of approval contained in this report. Staff's comprehensive analysis of zoning and dimensional standards is provided in Attachment E1.

Topaz Street, Easements, and Turnaround Areas

Topaz Street is a substandard roadway that does not meet the City's minimum right-of-way width requirements for residential streets. Portions of Topaz Street, including the segment adjacent to the property, traverse private property.

The City has historically maintained and provided snow removal services on a portion of Topaz Street extending to the existing turnaround area near the property. Based on this historic maintenance pattern, a 15-foot-wide easement measured from the edge of asphalt is required along the maintained portion of the roadway to accommodate snow storage, drainage, maintenance activities, and emergency access.

As shown on the submitted plans, the applicant proposes to dedicate the required easement along the portion of Topaz Street historically maintained by the City. Areas of Topaz Street located east of the turnaround that have not historically been maintained by the City are considered private driveway access and are not subject to the same easement requirements. Staff finds that the proposed easement configuration adequately accommodates the operational needs of the Streets Department, including maintenance access, snow storage, and emergency vehicle circulation.

A portion of the designated fire apparatus turnaround is proposed to be surfaced with grass-pave blocks. Prior to issuance of a building permit, the applicant shall execute an agreement, in a form approved by the City Attorney and approved by City Council, acknowledging that the City shall not be responsible for damage to the grass-pave system resulting from roadway maintenance, snow removal, or other City operations.

Pursuant to LDC §16.07.080.A.1.c(2)(A)j, a Preliminary Plat must identify the location and dimensions of all existing and proposed easements. In addition, LDC §16.06.050.F.2 requires that where a subdivision contains or borders a watercourse, drainageway, channel, or similar conveyance, an easement of sufficient width shall be provided to contain the facility and allow access for maintenance and reconstruction.

The submitted Preliminary Plat does not currently depict all easements necessary to serve the development. Specifically, the plat does not clearly identify and dimension the proposed turnaround easement area associated with emergency access, fire apparatus operations, snowplow operations, and roadway maintenance at the terminus of Topaz Street. The turnaround configuration is shown in the project plans, including the hammerhead turnaround depicted on Sheet L110, associated landscape improvements shown on Sheet L120, grass-pave treatment shown on Sheet L122, and supporting civil engineering drawings; however, the easement area itself must also be reflected on the Preliminary Plat.

In addition, the property contains two irrigation conveyances, commonly referred to as the McCoy (Weyyakin) Ditch and the Reinheimer Ditch. The applicant proposes to relocate portions of these conveyances into underground piping to accommodate the proposed residence and associated site improvements. While the final alignment and design remain subject to additional review and approval by the City, the Final Plat must ultimately identify and provide easements sufficient to contain the relocated conveyances and provide for ongoing maintenance, repair, replacement, and reconstruction access. Easement locations associated with the relocated conveyances may therefore be refined during final engineering review and reflected on the Final Plat.

Accordingly, staff recommends that the Preliminary Plat be revised prior to City Council consideration to clearly depict, dimension, and dedicate the fire apparatus, emergency services, and Streets Department turnaround easement area. In addition, the Final Plat shall be revised, as necessary, to reflect the final approved location and dimensions of easements associated with the relocated McCoy and Reinheimer irrigation conveyances.

Irrigation Conveyances

The property contains two existing irrigation conveyances. One conveyance, commonly referred to as the McCoy Ditch (also known as the Weyyakin Ditch), historically conveyed water associated with a water right that was transferred to the City of Ketchum in 2008. Although the City no longer utilizes the conveyance to transport irrigation water associated with the transferred water right downstream of the property, seasonal runoff, stormwater, and conveyance flows continue to occur within the ditch system. Accordingly, the conveyance must retain the ability to transport the same volume of water from the northern portion of the property near Topaz Street to the southern portion of the property near Garnet Street.

Pursuant to LDC §16.06.050.F.5, no ditch, pipe, or irrigation conveyance may be rerouted, modified, piped, or otherwise altered unless approved in writing by the ditch company, property owner, or other party holding the applicable water rights, easement rights, or conveyance interests. The applicant proposes to relocate portions of the existing conveyances into underground piping to accommodate the proposed residence. Given the importance of the conveyance system and the proposed modifications, additional engineering review is necessary to ensure that the relocated facilities maintain equivalent functionality and do not create drainage, flooding, or maintenance concerns.

Accordingly, prior to issuance of a building permit, the applicant shall submit a final irrigation conveyance relocation plan prepared by an Idaho licensed professional engineer for review and approval by the Planning Department, Public Works Director, Water Division, and City Engineer. The plan shall demonstrate that the proposed relocation maintains uninterrupted gravity conveyance, provides equivalent or greater hydraulic capacity than the existing system, preserves access for inspection and maintenance, will not impede the conveyance of water through the site, and will not adversely affect upstream or downstream properties.

Prior to issuance of a building permit, the applicant shall also provide written authorization from the owners or holders of any affected conveyance rights, including the Reinheimer Ditch owners and any other party possessing a legal interest in the affected irrigation facilities, authorizing the proposed relocation, piping, modification, or alteration of the conveyances as required by LDC §16.06.050.F.5.

The applicant shall further execute any easements, maintenance agreements, indemnification agreements, access agreements, or other documents deemed necessary by the City Attorney to establish responsibility for the future operation, maintenance, repair, blockage, overflow, or failure of the relocated conveyance system.

Mountain Overlay Standards

Staff finds that the proposed project complies with the applicable Mountain Overlay standards and is consistent with the purpose of the Mountain Overlay District to minimize hillside disturbance, preserve natural landforms and vegetation where feasible, reduce visual impacts, and direct

development to the most suitable portions of a site. Staff's detailed analysis of Mountain Overlay standards is provided in Attachment E2.

The project redevelops a previously disturbed residential site, does not encroach into slopes exceeding 25 percent, and avoids expansion into undisturbed hillside areas. The proposed residence, access improvements, landscaping, and utility infrastructure are concentrated within the most suitable portion of the property while maintaining compliance with applicable zoning and Mountain Overlay standards.

Staff finds that the project minimizes visual and environmental impacts and represents a context-sensitive redevelopment consistent with the intent of the Mountain Overlay District.

Design Review Standards

Staff reviewed the proposed residence for compliance with the applicable Design Review standards in LDC §16.04.080.C and finds that the project is generally consistent with the standards related to building massing, scale, architectural character, and neighborhood compatibility. Staff's detailed analysis of Design Review compliance is provided in Attachment E3.

The proposed residence incorporates variation in building form, rooflines, and architectural articulation that reduces the visual perception of bulk and mass. The design combines two-story elements with pitched gable roofs and a central one-story element, creating visual relief and breaking down the overall scale of the structure. The proposed maximum building height of 30 feet 4 inches remains below the maximum permitted height of 35 feet and is compatible with the scale and character of surrounding residential development.

The project incorporates materials, roof forms, and architectural elements that are consistent with the mountain character of the surrounding neighborhood. In particular, the open colonnade feature within the central one-story element provides visual openness and contributes to the overall articulation of the building. The residence is also designed to respond to the site's topography and existing development pattern, helping minimize visual prominence while maintaining compatibility with the established residential character of the area.

Staff finds that the proposed residence satisfies the applicable Design Review standards and contributes positively to neighborhood character while minimizing visual impacts associated with hillside development.

Lot Consolidation Preliminary Plat

The applicant has submitted a Lot Consolidation Preliminary Plat to combine Tax Lots 8258 and 8259 into a single parcel containing approximately 18,678 square feet. Both tax lots are under common ownership and have historically functioned as a single residential property. The proposed consolidation formalizes an existing development pattern rather than creating a new one.

The property contains several physical constraints that distinguish it from a typical residential parcel. Topaz Street traverses the northern portion of Tax Lot 8258, and portions of the property are utilized by the City for snow storage, snowplow operations, and emergency vehicle turnaround purposes. The southern boundary of Tax Lot 8259 extends into both the paved and unpaved portions of Garnet Street. Due to the roadway's location and its function for snow storage, drainage, and maintenance operations, the area available for development adjacent to Garnet Street is further

constrained. In addition, the Reinheimer and McCoy irrigation conveyances traverse the property, further limiting the area available for development.

Pursuant to LDC §16.07.080.A.1.d(1), the Planning and Zoning Commission shall review and recommend, and the City Council shall approve, approve with conditions, or deny the Preliminary Plat based on the applicable review criteria for major subdivisions. Staff's detailed analysis of the Lot Consolidation Preliminary Plat and requested Subdivision Exceptions is provided in Attachment E4.

The proposed lot consolidation does not increase allowable density, development potential, or building coverage and is not necessary to achieve compliance with building coverage standards. Rather, the lot consolidation is necessary to eliminate an internal property line that would otherwise cause the proposed residence to encroach into the required 20-foot rear yard setback of the LR Zone. Without consolidation, the proposed residence would encroach into the required rear setback measured from the rear property line of Tax Lot 8258. Following consolidation, the residence will maintain a setback of approximately 89 feet 10 inches from the rear property line along Garnet Street, substantially exceeding the minimum rear setback required in the LR Zone.

Staff finds that the proposed Preliminary Plat is consistent with the Comprehensive Plan, complies with applicable subdivision and zoning standards, provides adequate access and utility service, and concentrates development within the most suitable and previously disturbed portion of the property while maintaining compliance with all applicable zoning, Design Review, and Mountain Overlay requirements. Staff further finds that the lot consolidation results in a more conforming parcel configuration by eliminating a substandard lot and establishing a single parcel capable of accommodating development in compliance with current zoning standards.

Lot consolidations within the LR Zone require approval of a Subdivision Exception pursuant to LDC §16.07.080.A.1.b.5. The applicant has also requested a Subdivision Exception from the standard prohibiting double-frontage lots, as the resulting parcel will have frontage along both Topaz Street and Garnet Street. Staff finds that the unique physical characteristics of the property support approval of both requested exceptions.

Tax Lot 8259 is a substandard parcel containing approximately 5,828 square feet, which is 3,172 square feet below the minimum 9,000-square-foot lot size required in the LR Zone. In addition to its substandard size, the parcel is constrained by the presence of the Reinheimer and McCoy irrigation conveyances and by portions of Garnet Street that extend onto the property. These conditions significantly reduce the practical area available for future development.

The applicant has represented that a recorded agreement associated with Garnet Street limits or prohibits additional driveway access from the roadway. Regardless of the status of that agreement, staff recommends prohibiting vehicular access from Garnet Street as a condition of approval to ensure consistency with the basis for the requested subdivision exceptions.

By consolidating two legal tax lots into a single parcel, the proposal reduces future development potential and permanently eliminates the ability to independently develop Tax Lot 8259. Staff further finds that consolidation eliminates a longstanding substandard parcel, reduces the number of legal development parcels from two to one, and promotes a coordinated site design that minimizes grading, disturbance, utility extensions, and access improvements. The requested lot consolidation and double-frontage exceptions do not create additional development rights, increase

allowable density, or facilitate additional access opportunities. Rather, the exceptions recognize existing site conditions while resulting in a more conforming parcel configuration and reducing future development potential.

To ensure that future development remains consistent with the basis for the requested exceptions, staff recommends a condition of approval requiring the Final Plat to include a note prohibiting vehicular access, driveway construction, or curb cuts from Garnet Street unless otherwise approved by the City through a future land use application.

Accordingly, staff finds that the requested Subdivision Exceptions are justified by the property's unique physical characteristics and constraints, eliminate a substandard parcel, reduce future development potential, are consistent with the purposes of the subdivision regulations and Mountain Overlay District, and are not detrimental to the public health, safety, or welfare.

STAFF RECOMMENDATION

As conditioned, staff finds that the proposed Mountain Overlay Design Review application, Lot Consolidation Preliminary Plat, and requested Subdivision Exceptions comply with the applicable provisions of the Land Development Code, satisfy the applicable approval criteria, and are consistent with the Comprehensive Plan.

Accordingly, staff recommends that the Planning and Zoning Commission:

1. Approve the 330 Topaz Street Mountain Overlay Design Review application, subject to the conditions of approval contained herein; and
2. Recommend approval of the 330 Topaz Street Lot Consolidation Preliminary Plat and requested Subdivision Exceptions to the City Council, subject to the conditions of approval contained herein.

Commission Options

The Planning and Zoning Commission may take one of the following actions:

- Approve the 330 Topaz Street Mountain Overlay Design Review application and recommend approval of the Lot Consolidation Preliminary Plat and requested Subdivision Exceptions to the City Council, with or without additional conditions of approval.
- Continue review of the applications to a date certain and provide direction to the applicant and staff regarding additional information, plan revisions, or conditions the Commission would like considered prior to further review.
- Approve the Mountain Overlay Design Review application and recommend denial of the Lot Consolidation Preliminary Plat and/or requested Subdivision Exceptions to the City Council.
- Deny the Mountain Overlay Design Review application and/or recommend denial of the Lot Consolidation Preliminary Plat and requested Subdivision Exceptions to the City Council based on specific findings that the applications do not satisfy applicable review criteria.

Recommended Motions

<u>Mountain Overlay Design Review</u>

"I move to approve the 330 Topaz Street Mountain Overlay Design Review application, subject to the conditions of approval contained herein, and direct staff to return with draft Findings of Fact, Conclusions of Law, and Decision."

<u>Lot Consolidation Preliminary Plat</u>

"I move to recommend approval of the 330 Topaz Street Lot Consolidation Preliminary Plat and requested Subdivision Exceptions to the City Council, subject to the conditions of approval contained herein, and direct staff to return with draft Findings of Fact, Conclusions of Law, and Recommendation."

Recommended Conditions

Mountain Overlay Design Review

1. This Mountain Overlay Design Review approval is based on the plans and supporting materials submitted with the application and approved by the Planning and Zoning Commission on June 17, 2026, included as Exhibit A. The building permit plans shall substantially conform to the approved plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies that do not conform to the approved plans may be subject to correction or removal.
2. This Mountain Overlay Design Review approval is subject to approval of the 330 Topaz Street Lot Consolidation Preliminary Plat and Subdivision Exception (Application File #26-KET-00135) by the City Council.
3. Prior to issuance of a building permit, the applicant shall submit final civil engineering drawings prepared by an engineer licensed in the State of Idaho for review and approval by the City Engineer. The final civil plans shall include all drainage, grading, utility, roadway, and right-of-way improvements associated with the project.
4. Prior to issuance of a building permit, the applicant shall submit a final irrigation conveyance relocation plan prepared and stamped by an Idaho licensed professional engineer for review and approval by the Planning Department, Water Supervisor, Public Works Director, and City Engineer. The final irrigation conveyance relocation plan shall demonstrate that the proposed relocation maintains uninterrupted gravity conveyance, provides equivalent or greater hydraulic capacity than the existing system, will not impede the conveyance of irrigation water, seasonal runoff, or other flows currently conveyed through the system, and will not adversely affect upstream or downstream properties. Prior to issuance of a building permit, the applicant shall execute all easements, maintenance agreements, indemnification agreements, and other documents required by the City Attorney establishing responsibility for future maintenance, repair, blockage, overflow, or failure of the relocated conveyance system by the property owner and their successors and assigns and shall provide written authorization from any affected conveyance owners or holders of conveyance interests as required by LDC §16.06.050.F.5.
5. Prior to issuance of a building permit, the property owner shall execute an agreement, in a form approved by the City Attorney and approved by City Council, acknowledging that the City of Ketchum shall not be responsible for damage to the grass-pave turnaround area resulting from snow removal operations, roadway maintenance activities, emergency response activities, or other City operations within the dedicated turnaround easement area.
6. The limits of disturbance shall be identified on the construction activity plan submitted at the time of building permit and shall be protected by construction fencing or other measures approved by the Planning Department for the duration of construction.
7. The existing residence shall not be demolished until all requirements of KMC Chapter 15.16 have been satisfied and a demolition permit has been issued by the City.
8. The term of this Design Review approval shall be twelve (12) months from the date the Findings of Fact, Conclusions of Law, and Decision are adopted by the Planning and Zoning Commission, or upon appeal, the date approval is granted by the City Council, subject to applicable code provisions governing expiration and extensions.

9. In addition to the requirements set forth in this approval, the project shall comply with all applicable local, state, and federal laws, regulations, permits, and agency requirements.

Lot Consolidation Preliminary Plat

1. This Lot Consolidation Preliminary Plat and Subdivision Exception approval is subject to approval of the 330 Topaz Street Mountain Overlay Design Review (Application File #26-KET-00126).
2. Prior to City Council consideration of the Preliminary Plat, the applicant shall revise the Preliminary Plat to clearly depict, dimension, label, and dedicate all easements required pursuant to LDC §16.07.080.A.1.c(2)(A)j, including the fire apparatus turnaround easement, emergency services turnaround easement, and City Streets Department turnaround easement associated with the hammerhead turnaround at the terminus of Topaz Street. The location and dimensions of the easement shall be subject to review and approval by the Fire Department, Streets Department, City Engineer, and Planning Department.
3. Prior to recordation of the Final Plat, a note shall be added stating that the Subdivision Exception for the double-frontage lot was approved in part based on the prohibition of vehicular access from Garnet Street. Vehicular access, including driveways, curb cuts, and private street connections, shall be prohibited from Garnet Street unless otherwise approved through a future land use application.
4. Prior to recordation of the Final Plat, the applicant shall revise the plat as necessary to depict the final approved location, dimensions, and maintenance easements associated with the relocated McCoy (Weyyakin) and Reinheimer irrigation conveyances. Easement widths shall be sufficient to contain the conveyance facilities and provide access for maintenance, repair, replacement, and reconstruction in accordance with LDC §16.06.050.F.2.
5. Prior to recordation of the final plat, the applicant shall submit final plat documents, legal descriptions, easements, and supporting materials for review and approval by the City Engineer, City Attorney, and Planning Department.
6. Pursuant to the applicable provisions of the Land Development Code, final plat approval shall be obtained within two (2) years of City Council approval of the Preliminary Plat or the Preliminary Plat approval shall become null and void unless otherwise extended in accordance with the Code.

ATTACHMENTS:

A. Mountain Overlay Design Review Plan Set
B. Mountain Overlay Design Review Supplemental Materials
C. Lot Consolidation Preliminary Plat
D. Lot Consolidation Preliminary Plat Supporting Materials
E. Staff Analysis
    1. Zoning and Dimensional Standards Evaluation
    2. Mountain Overlay Standards Evaluation
    3. Design Review Standards Evaluation
    4. Lot Consolidation Preliminary Plat and Subdivision Exception Evaluation

Attachment A

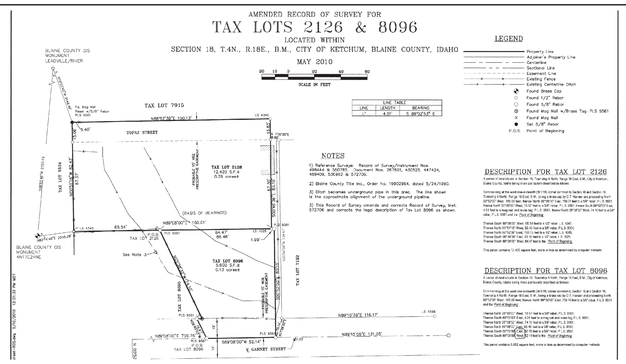
Mountain Overlay

Design Review Plan Set

VICINITY MAP



PLAT MAP (not to scale)



REFERENCE IMAGE (not to scale)



DRAWING INDEX

DESIGN REVIEW DRAWING SET

A000	COVER SHEET
A010	3D PERSPECTIVE + CONTEXT COMPILATION
C1.00	CIVIL SITE PLAN
C200	TOPOGRAPHIC SURVEY
L100	EXISTING CONDITIONS AND DEMOLITION
L110	SITE PLAN
L120	LANDSCAPE PLAN
L121	MATERIALS
L122	SPECIFICATIONS
L130	GRADING PLAN (DESIGN INTENT)
L140	CONSTRUCTION ACTIVITY PLAN
A100	MECHANICAL BASEMENT FLOOR PLAN
A100R	MECH BASEMENT REFLECTED CEILING PLAN
A110	FIRST LEVEL FLOOR PLAN
A110R	FIRST LEVEL REFLECTED CEILING PLAN
A120	SECOND LEVEL FLOOR PLAN
A120R	SECOND LEVEL REFLECTED CEILING PLAN
A130	ROOF PLAN
A210	PROPOSED EXTERIOR ELEVATIONS
A220	PROPOSED EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A310	BUILDING SECTIONS
A320	BUILDING SECTIONS
A330	BUILDING SECTIONS
A610	DOOR & WINDOW SCHEDULES
AE000	ELECTRICAL AND LIGHTING LEGEND
AE100	MECH BASEMENT ELECTRICAL PLAN
AE110	FIRST LEVEL ELECTRICAL PLAN
AE120	SECOND LEVEL ELECTRICAL PLAN
AE200	MECH BASEMENT LIGHTING PLAN
AE210	FIRST LEVEL LIGHTING PLAN
AE220	SECOND LEVEL LIGHTING PLAN

PLOT DATE	051126
PMOD DR	050726
MOD DR	051126
BUILDING PERMIT	
FOR CONSTRUCTION	

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO

PRELIMINARY : NOT FOR CONSTRUCTION

GENERAL NOTES

All new work shall comply with materials and methods requirements in the 2018 International Building Code, International Energy Conservation Code, International Mechanical Code, International Plumbing Code, and International Fire Code, as applicable and adopted by the City of Ketchum that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

All work must meet or exceed all local, state and national building codes and requirements. Contractor is responsible for securing a building permit and scheduling all required inspections.

Any discrepancies, errors, or omissions in the drawings should be brought to the attention of the architect before beginning construction. Any substitutions are deviations from the drawings shall first be submitted to the architect. Architect does not take responsibility for any additional work by builder or owner that is not expressly provided for within the scope of work of this project.

On these drawings, dimensions are to face of framing, center of beam, top of concrete, or top of subfloor, unless otherwise noted. Written dimensions take precedence over scaled dimensions.

The architect has used reasonable professional effort and judgment in interpreting and advising the Owner as to the necessary requirements to comply with applicable codes. The City of Ketchum makes the final interpretations of these codes and the Architect does not warrant or guarantee that the project will fully comply as drawn with the requirements of these regulatory agencies or judicial bodies.

The architect shall visit the site at regular intervals to become generally familiar with the progress of the project and to determine if, in general, the work is consistent with the architectural documents. The architect shall take no responsibility for the quality of the construction, or the means, methods, techniques, sequences of procedures, or safety precautions associated with the project.

ABBREVIATIONS

ADJ - Adjustable
ALT - Alternate
ALUM - Aluminum
APPROX - Approximate
ARCH - Architect
BITUM - Bituminous
BLDG - Building
BLKG - Blocking
BO - Bottom of
CAB - Cabinet
CIP - Cast in Place
CJ - Control Joint
CL - Centerline
CLO or CLOS - Closet
CLG - Ceiling
CLR - Clear
CMU - Concrete Masonry Unit
COL - Column
CONC - Concrete
CONT - Continuous
DBL - Double
DIA - Diameter
DIM - Dimension
DN - Down
DW - Dishwasher
DWR - Drawer
E - East
EA - Each
ELEC - Electrical
EQUIP - Equipment
EST - Estimate
EQ - Equal
EXT - Exterior
FD - Floor Drain
FF - Finish Floor
FIXT - Fixture
FT - Foot / Feet
FTG - Footing
FURN - Furniture
GAL - Gallon
GALV - Galvanized
GEN - General
GWB - Gypsum Wall Board
GYP - Gypsum
HB - Hose Bib
HORIZ - Horizontal
HT - Height
IBC - International Building Code
IIC - Impact Isolation Class
INCL - Including
INSUL - Insulation
INT - Interior
MANUF - Manufacturing
MAX - Maximum
MEMB - Membrane
MIN - Minimum
MISC - Miscellaneous
MO - Masonry Opening
MULL - Mullion
N - North
NO - Number
NIC - Not in Contract
NOM - Nominal
NR - Not Rated
NTS - Not to Scale
OC - On Center
OD - Overflow Drain
PERF - Perforated
PL - Property Line
POS - Point of Sale
RCP - Reflected Ceiling Plan
RD - Roof Drain
REF - Reference
REV - Revision
RO - Rough Opening
ROW - Right of Way
S - South
ROW - Right of Way
S - South
RD - Roof Drain
REF - Reference
REV - Revision
RO - Rough Opening
ROW - Right of Way
S - South
SIM - Similar
SF - Square Feet
STD - Standard
STOR - Storage
STRUCT - Structure
TBD - To Be Determined
T&G - Tounge & Groove
TO - Top of
TOFF - Top of Finish Floor
TOS - Top of Slab
TYP - Typical
UTIL - Utilities
VIF - Verify in Field
W - West
WC - Water Closet
WH - Water Heater
YD - Yard

BUILDING DATA

CODE: 2018 International Residential Code, as adopted by the City of Ketchum
2018 International Fire Code, as adopted by the City of Ketchum
2018 International Energy Conservation Code, as adopted by the City of Ketchum
2018 International Swimming Pool & Spa Code as adopted by Blaine County

ADDRESS: 330 Topaz Sheet, Ketchum, ID 83340

LEGAL DESCRIPTION: KETCHUM FR SESW TL 8258 & 8259
SEC 18 4N 18E Tax Lots 2126 & 8096

PARCEL NUMBER: RPK4N18018035B

ZONE: LR, LIMITED RESIDENTIAL

OCCUPANCY: R- 3

CONSTRUCTION: Type V

SQUARE FOOTAGE:

First Level	2,740 SF
Second Level	1,053 SF
Partial Basement	476 SF
Bonus (Over Garage)	775 SF
Garage	779 SF
Total square footage	5,823 SF

BUILDING HEIGHT: Allowable 35'-0" Proposed 30'-4"
Proposed height from lowest of adjacent existing, natural or finished grade.
See building height setback diagram.

SETBACKS

Front yard	Allowable 15'-0"	Proposed	15'-2 1/4"
Side yard, E	Allowable 15'-2"	Proposed	15'-2"
Side yards, W	Allowable 15'-2"	Proposed	31'-6"
Rear yard *	Allowable 20'-0"	Proposed	89'-10"

*from Garnet Street (consolidated lot)

LOT COVERAGE:

Lot area *(per proposed lot consolidation)*	± 18,678 SF
Total proposed building footprint	3,995 SF
Existing Sheds:	188 SF
TOTAL	4,183 SF
Total proposed lot coverage of consolidated lot	22%
of original lot	31.1%

CONTACTS

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matt@rlb-sv.com

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208.720.6432 tel
Contact: Steve Butler
svgeotech@gmail.com

MCNEAL
Residence

330 TOPAZ STREET
KETCHUM, ID

scape design studio
ARCHITECTURE INTERIOR DESIGN

gretchen v. wagner

p.o. box 2640
ketchum, id 83340

371 north main, suite 202
ketchum, id 83340

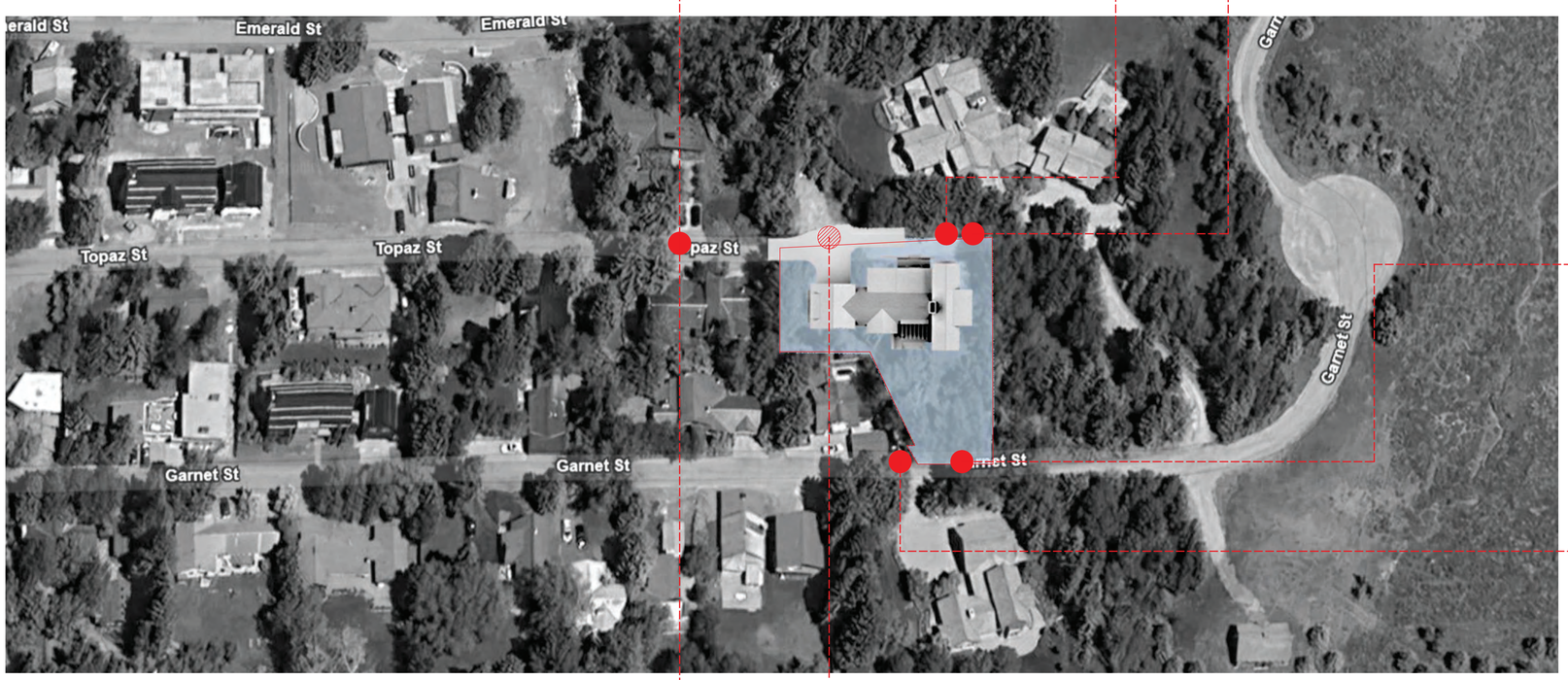
208.720.9714 t
208.622.7227 f
gretchen@
scapedesignstudio.com

A000
COVER SHEET
NOT TO SCALE













2 A011

CONTEXTUAL DIAGRAM MAP WITH EXISTING SITE PHOTOGRAPHS
NOT TO SCALE





1 A011

PERSPECTIVE RENDERINGS
NOT TO SCALE

PLOT DATE	030926
DESIGN REVIEW	012326
BUILDING PERMIT	
FOR CONSTRUCTION	

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO

PRELIMINARY : NOT FOR CONSTRUCTION

MCNEAL
Residence

330 TOPAZ STREET
KETCHUM, ID

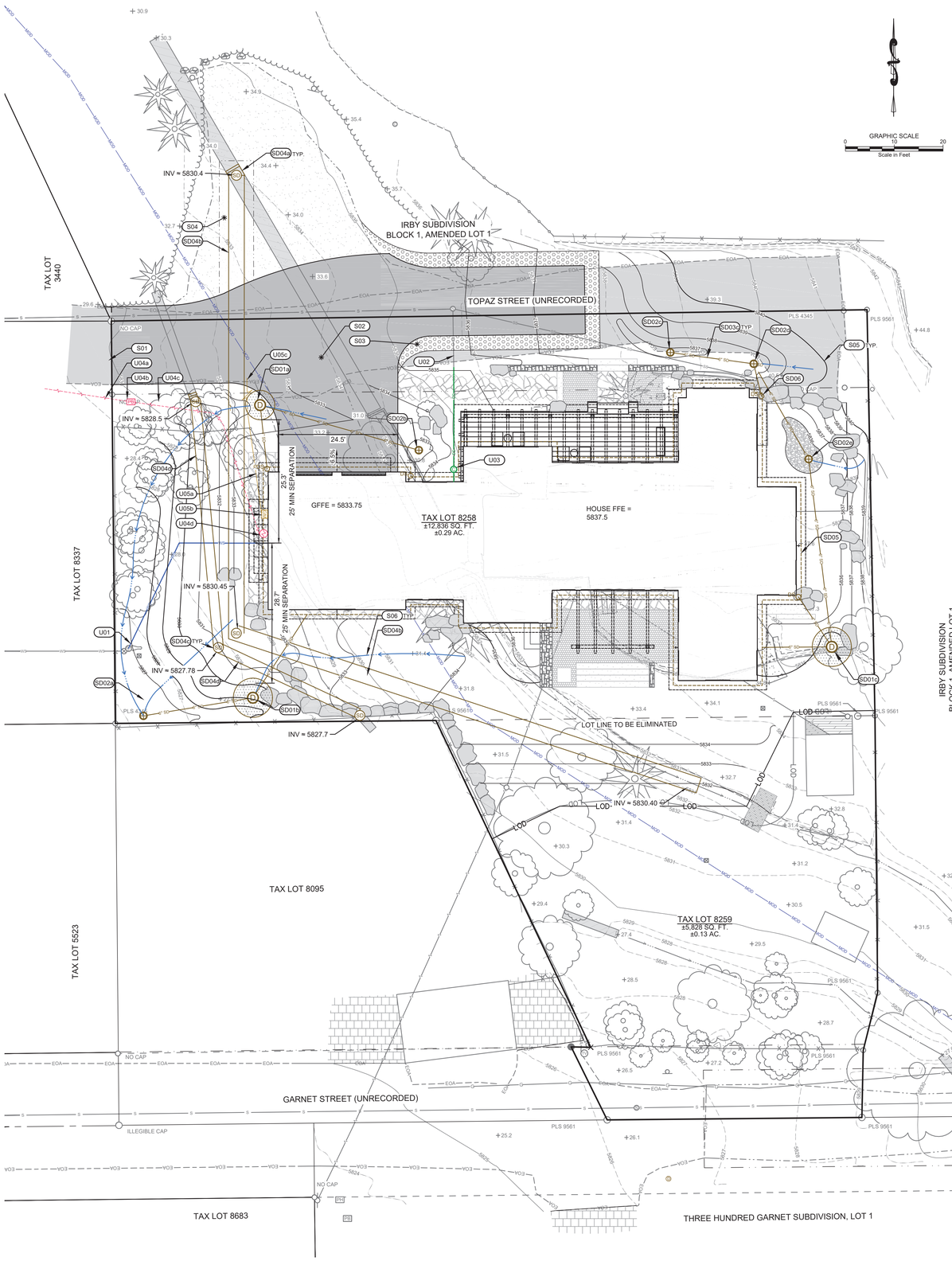
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208.622.7227 f
gretchen@
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A010
3D PERSPECTIVE + CONTEXT COMPILATION
NOT TO SCALE



SITE & DRAINAGE IMPROVEMENT KEY NOTES

- S01 SAWCUT EXISTING ASPHALT. 2' MIN FROM EXISTING EOA.
- S02 ASPHALT ROAD AND DRIVEWAY. COK TYPICAL STREET ASPHALT SECTION STANDARD DETAIL X / CX.X.
- S03 FIRE TRUCK RATED GRASS PAVE BLOCKS. SEE LANDSCAPE PLANS FOR MORE DETAIL.
- S04 REPAIR 3/4" GRAVEL TURN AROUND ROAD SURFACE. COK TYPICAL GRAVEL SECTION DETAIL X / CX.X.
- S05 PROPOSED GRADING CONTOURS AT 5' & 1' INTERVALS
- S06 DRAINAGE FLOWLINE.
  a. DRAINAGE SWALE. SEE DETAIL 8 / C1.10.
  b. DRYWELL DESIGNED TO OVERFLOW INTO R.O.W.
- SD01 DRYWELLS WITH 24" LID SIZE AND DEPTH MAY VARY BASED ON GEOTECH REPORT ONCE CONDUCTED. DETAIL X / CX.X.
  a. 6' DIA, X 10' D DW RIM = 5832.25
  b. 8' DIA X 12' D DW RIM = 5827.25
  c. 8' DIA X 10' D DW RIM = 5834.75
- SD02 INSTALL 12" LANDSCAPE CATCH BASINS WITH 1FT MIN SUMP. DETAIL X / CX.X.
  a. 12" CATCH BASIN RIM = 5832.75 INV (OUT) = 5830.25
  b. 12" CATCH BASIN RIM = 5836.25 INV (OUT) = 5833.75
  c. 12" CATCH BASIN RIM = 5836.75 INV (OUT) = 5834.25
  d. 12" CATCH BASIN12" CATCH BASIN RIM = 5837 INV (OUT) = 5833.9
  e. 12" CATCH BASIN RIM = 5835.5 INV (OUT) = 5833.45
- SD03 INSTALL ADS N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%.
  a. 6" ADS N-12 STORM PIPE
  b. 4" ADS N-12 STORM PIPE. ROOF DRAINAGE PIPE LOCATION MAY VARY.
- SD04 CORRUGATED GALVANIZED STEEL METAL PIPE FOR IRRIGATION CONVEYANCE. 1' MINIMUM COVER.
  a. CONNECT TO EXISTING PIPE WITH CONCRETE COLLAR.
  b. 36" CMP 16-GAUGE.
  c. 24" CMP CLEANOUT PORT WITH COVER.
  d. 24" CMP 16-GUAUGE.
- SD05 FOUNDATION DRAINAGE TO BE FIELD DESIGNED BY GEOTECH ENGINEER.
- SD06 DOWNSPOUT LOCATIONS MAY VARY.

UTILITY IMPROVEMENT KEY NOTES

- U01 CONNECT TO EXISTING 1" WATER SERVICE LINE AND INSTALL NEW 1" SERVICE LINE. UTILIZE EXISTING WATER METER VAULT AND METER. COORDINATE WATER ACTIVITY WITH THE CITY OF KETCHUM WATER DEPT. DETAIL 2 / C1.10 . ENTIRE SERVICE LINE MAY NEED REPLACMENT IF EXISTING MATERIAL IS NOT POLY PIPE.
- U02 CUT EXISTING SEWER SERVICE AND INSTALL NEW 4" PVC SEWER SERVICE. MAINTAIN MIN OF 2% SLOPE. COORDINATE ACTIVITY WITH THE CITY OF KETCHUM SEWER DEPARTMENT. DETAIL 3 / C1.10.
- U03 4" SEWER SERVICE CLEANOUT. REFER TO ISPWC STANDARD 4" TRAFFIC RATED CLEAN OUT DETAIL SD-506A.
- U04 POWER UTILITY. LOCATION OF NEW LINES AND DEVICES TO BE COORDINATED WITH IDAHO POWER COMPANY.
  a. ELECTRIC POWER MAIN LINE.
  b. ELECTRIC TRANSFORMER.
  c. ELECTRIC SERVICE.
  d. ELECTRIC METER.
- U05 GAS UTILITY. LOCATION OF LINES AND DEVICES TO BE COORDINATED AND CONFIRMED BY INTERMOUNTAIN GAS.
  a. PROPOSED GAS SERVICE LINE LOCATION.
  b. PROPOSED GAS METER LOCATION.
  c. GAS MAIN LOCATION UNKNOWN. COORDINATE SERVICE CONNECTION TO MAIN WITH INTERMOUNTAIN GAS.

CUT-FILL INFORMATION

CUT = 667 CU. YD. = 18010 CU. FT.

FILL = 393 CU. YD. = 10,610 CU. FT.

NET = 274 CU. YD. = 7,400 CU. FT.

EG = EXISTING GRADE
EOA = EDGE OF ASPHALT
EOG = EDGE OF GRAVEL
FFE = FINISHED FLOOR ELEVATION
FG = FINISHED GRADE
ME = MATCH EXISTING
TP = TOP OF PAVEMENT

330 TOPAZ STREET
CIVIL SITE PLAN

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: MATTHEW MCNEAL

PROJECT INFORMATION
D:\BIM\LOCAL\CIVIL\Sections\18T1, 8258 and 8259 - 330 Topaz\25313\dwg\Construction\25313_Civil.dwg 03/04/26 4:48:48 PM

PROFESSIONAL ENGINEER REGISTERED 13788 STATE OF IDAHO JEFFREY LAMOUREUX 2/04/2026

DESIGNED BY: JL
DRAWN BY: SS
CHECKED BY: JL
SURVEY DATE: 11/10/25

GALENA-BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive, Suite 1
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

GALENA ELEVATION ABOVE SEA LEVEL 9235 FEET BENCH MARK SURVEY AND ENGINEERING PLANS Datum NAVD88

PURPOSE: ISSUE FOR DESIGN REVIEW 3/4/26

NO	DATE	BY	REVISIONS

C1.00

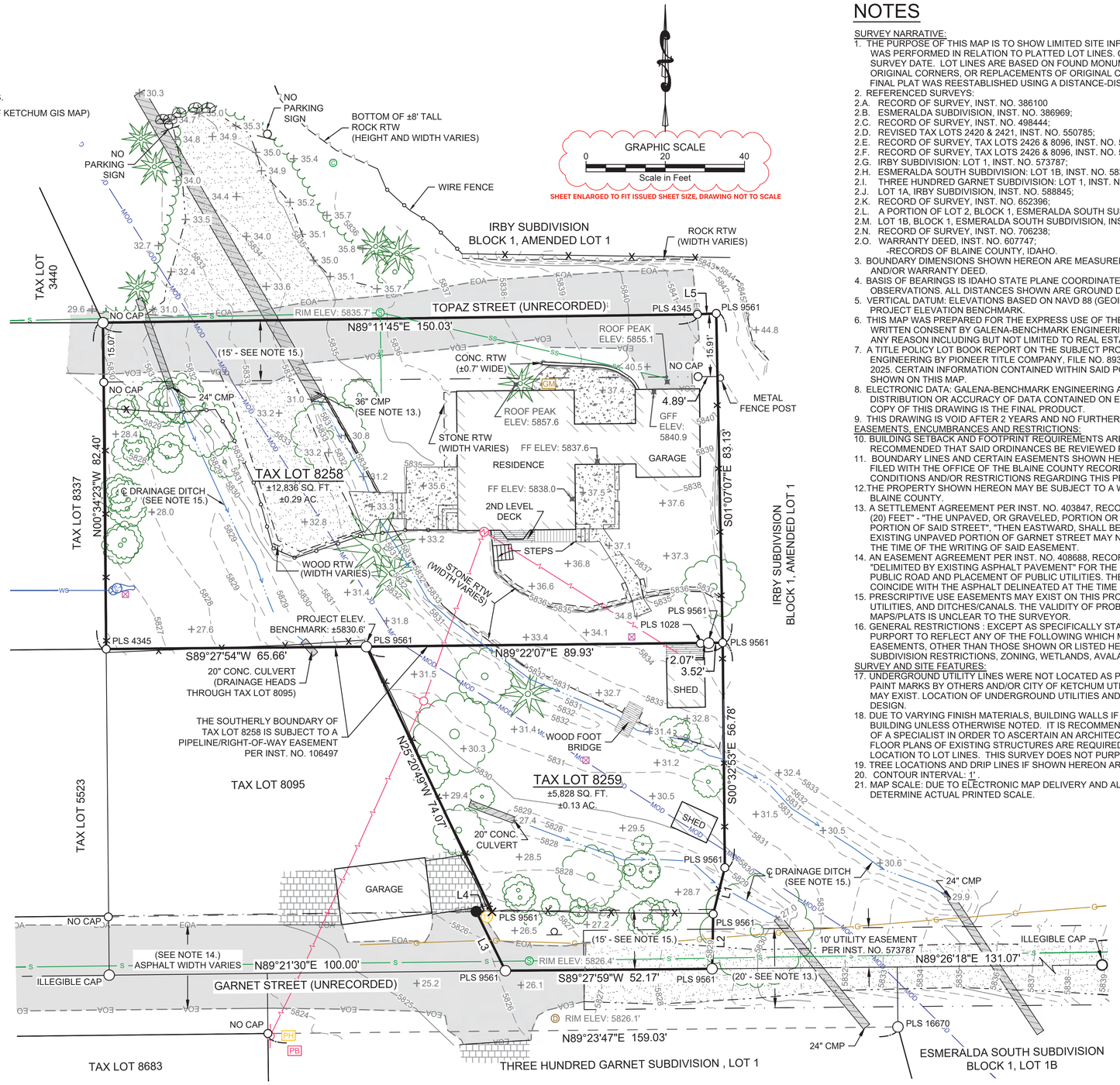
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.

LEGEND

- PROPERTY LINE
- ADJOINER'S LOT LINE
- CENTERLINE
- TIE LINE
- EASEMENTS (TYPE AND WIDTH AS NOTED), SEE NOTES.
- MOUNTAIN OVERLAY DISTRICT (DIGITIZED PER CITY OF KETCHUM GIS MAP)
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- TREE BOUNDARY
- FLOW LINE DRAINAGE DITCH, (SEE NOTES)
- WOOD FENCE
- WIRE FENCE
- BUILDING
- DECK
- BRIDGE
- ASPHALT
- CONCRETE SIDEWALKS/PATIOS
- GRAVEL DRIVE
- PAVERS
- RETAINING WALLS (AS NOTED)
- BURIED GAS LINE PER PAINT MARKS BY OTHERS
- OVERHEAD POWER LINE PER POWER POLES
- SEWER MAIN PER MANHOLES
- SEWER SERVICE PER KETCHUM UTILITY MAPS
- WATER SERVICE LINE PER KETCHUM UTILITY MAPS
- CULVERTS/DRAINAGE PIPES
- FOUND 5/8" REBAR (MARKED AS NOTED)
- FOUND 1/2" REBAR (MARKED AS NOTED)
- FOUND MAG NAIL & WASHER (MARKED PLS9561)
- 5/8" REBAR W/ CAP MARKED "PLS 20893" TO BE SET
- WATER METER
- FIRE HYDRANT
- FROST FREE HYDRANT
- WATER VALVE
- VALVE BOX
- SIGN
- FENCE POST
- GAS METER
- CABLE TV RISER
- TELEPHONE RISER
- POWER POLE
- POWER BOX
- POWER METER
- SEWER MANHOLE
- DRY WELL
- ROCK
- DECIDUOUS TREE
- CONIFEROUS TREE

FF ELEV = FINISHED FLOOR ELEVATION
GFF ELEV = GARAGE FINISHED FLOOR ELEVATION
CMP = CORRUGATED METAL PIPE
RTW = RETAINING WALL
CONC = CONCRETE
℄ = CENTERLINE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.11'	S14°01'54"W
L2	13.79'	S01°08'49"W
L3	16.67'	S26°18'01"E
L4	4.01'	S88°46'48"E
L5	4.77'	N87°23'29"E



NOTES

SURVEY NARRATIVE:

1. THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. THE MISSING MONUMENT TO BE SET FOR UPCOMING FINAL PLAT WAS REESTABLISHED USING A DISTANCE-DISTANCE INTERSECTION.
2. REFERENCED SURVEYS:
2.A. RECORD OF SURVEY, INST. NO. 386100
2.B. ESMERALDA SUBDIVISION, INST. NO. 386969;
2.C. RECORD OF SURVEY, INST. NO. 498444;
2.D. REVISED TAX LOTS 2420 & 2421, INST. NO. 550785;
2.E. RECORD OF SURVEY, TAX LOTS 2426 & 8096, INST. NO. 572706;
2.F. RECORD OF SURVEY, TAX LOTS 2426 & 8096, INST. NO. 577521;
2.G. IRBY SUBDIVISION: LOT 1, INST. NO. 573787;
2.H. ESMERALDA SOUTH SUBDIVISION: LOT 1B, INST. NO. 583117;
2.I. THREE HUNDRED GARNET SUBDIVISION: LOT 1, INST. NO. 583118;
2.J. LOT 1A, IRBY SUBDIVISION, INST. NO. 588845;
2.K. RECORD OF SURVEY, INST. NO. 652396;
2.L. A PORTION OF LOT 2, BLOCK 1, ESMERALDA SOUTH SUBDIVISION INST. NO. 679252;
2.M. LOT 1B, BLOCK 1, ESMERALDA SOUTH SUBDIVISION, INST. NO. 694628;
2.N. RECORD OF SURVEY, INST. NO. 706238;
2.O. WARRANTY DEED, INST. NO. 607747;
-RECORDS OF BLAINE COUNTY, IDAHO.
3. BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS AND/OR WARRANTY DEED.
4. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN FEET.
5. VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID18) DATUM UTILIZING SMARTNET CORS STATION IDKM. SEE PROJECT ELEVATION BENCHMARK.
6. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT BY GALENA-BENCHMARK ENGINEERING AND IS NOT VALID OR TO BE USED BY OTHER PARTIES FOR ANY REASON INCLUDING BUT NOT LIMITED TO REAL ESTATE TRANSACTIONS, BUILDING APPLICATIONS, PERMITS, ETC.
7. A TITLE POLICY LOT BOOK REPORT ON THE SUBJECT PROPERTY WAS SUBMITTED TO GALENA-BENCHMARK ENGINEERING BY PIONEER TITLE COMPANY, FILE NO. 893423, GUARANTEE NO. SG-08021918, DATED DECEMBER 4TH, 2025. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP BUT MAY AFFECT ITEMS SHOWN ON THIS MAP.
8. ELECTRONIC DATA: GALENA-BENCHMARK ENGINEERING ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
9. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.

EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:

10. BUILDING SETBACK AND FOOTPRINT REQUIREMENTS ARE PER CURRENT CITY/COUNTY ORDINANCES. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
11. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PREVIOUS PLATS, SURVEYS AND RECORDS FILED WITH THE OFFICE OF THE BLAINE COUNTY RECORDER. REFER TO PLATS, SURVEYS, RECORDS AND CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
12. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO A WELL USER'S AGREEMENT, INST. NO. 316687, RECORDS OF BLAINE COUNTY.
13. A SETTLEMENT AGREEMENT PER INST. NO. 403847, RECORDS OF BLAINE COUNTY, RECITES "A STRIP OF LAND TWENTY (20) FEET" - "THE UNPAVED, OR GRAVELED, PORTION OR GARNET STREET", "FROM THE EAST END OF THE PAVED PORTION OF SAID STREET", "THEN EASTWARD, SHALL BE DEEMED A PRIVATE DRIVEWAY". THE LOCATION OF THE EXISTING UNPAVED PORTION OF GARNET STREET MAY NOT COINCIDE WITH THE UNPAVED PORTION DELINEATED AT THE TIME OF THE WRITING OF SAID EASEMENT.
14. AN EASEMENT AGREEMENT PER INST. NO. 408688, RECORDS OF BLAINE COUNTY, RECITES A STRIP OF LAND "DELIMITED BY EXISTING ASPHALT PAVEMENT" FOR THE USE OF "THE PAVED PORTION OF GARNET STREET" AS A PUBLIC ROAD AND PLACEMENT OF PUBLIC UTILITIES. THE WIDTH AND LOCATION OF THE EXISTING ASPHALT MAY NOT COINCIDE WITH THE ASPHALT DELINEATED AT THE TIME OF THE WRITING OF SAID EASEMENT.
15. PRESCRIPTIVE USE EASEMENTS MAY EXIST ON THIS PROPERTY FOR TOPAZ STREET AND GARNET STREET PUBLIC UTILITIES, AND DITCHES/CANALS. THE VALIDITY OF PROBABLE PRESCRIPTIVE EASEMENTS SHOWN ON OTHER SURVEY MAPS/PLATS IS UNCLEAR TO THE SURVEYOR.
16. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.

SURVEY AND SITE FEATURES:

17. UNDERGROUND UTILITY LINES WERE NOT LOCATED AS PART OF THIS SURVEY AND ARE PER SURFACE EVIDENCE, PAINT MARKS BY OTHERS AND/OR CITY OF KETCHUM UTILITY MAPS WHERE SHOWN.. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
18. DUE TO VARYING FINISH MATERIALS, BUILDING WALLS IF SHOWN HEREON ARE APPROXIMATE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF A SPECIALIST IN ORDER TO ASCERTAIN AN ARCHITECTURAL AS-BUILT, IF DETAILED ARCHITECTURAL FEATURES OR FLOOR PLANS OF EXISTING STRUCTURES ARE REQUIRED. BUILDING FOOTPRINTS ARE SHOWN TO RELATE THEIR LOCATION TO LOT LINES. THIS SURVEY DOES NOT PURPORT TO SUBSTITUTE AN ARCHITECTURAL AS-BUILT.
19. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
20. CONTOUR INTERVAL: 1'
21. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.

PROFESSIONAL LAND SURVEYOR LICENSED Robert O. Breier 20893 1/13/26 STATE OF IDAHO ROBERT O. BREIER

C200

C0.20

PURPOSE: FOR DESIGN

NO	DATE	BY	REVISIONS
	01/07/2026	BRS	ADDITIONAL TOPO - FOR FIRE TURNAROUND AREA

SURVEY DATE: 11/10/2025
CHECKED BY:
DRAWN BY: BRS
DESIGNED BY:

GALENA-BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

A TOPOGRAPHIC SURVEY SHOWING

TAX LOTS 8258 & 8259

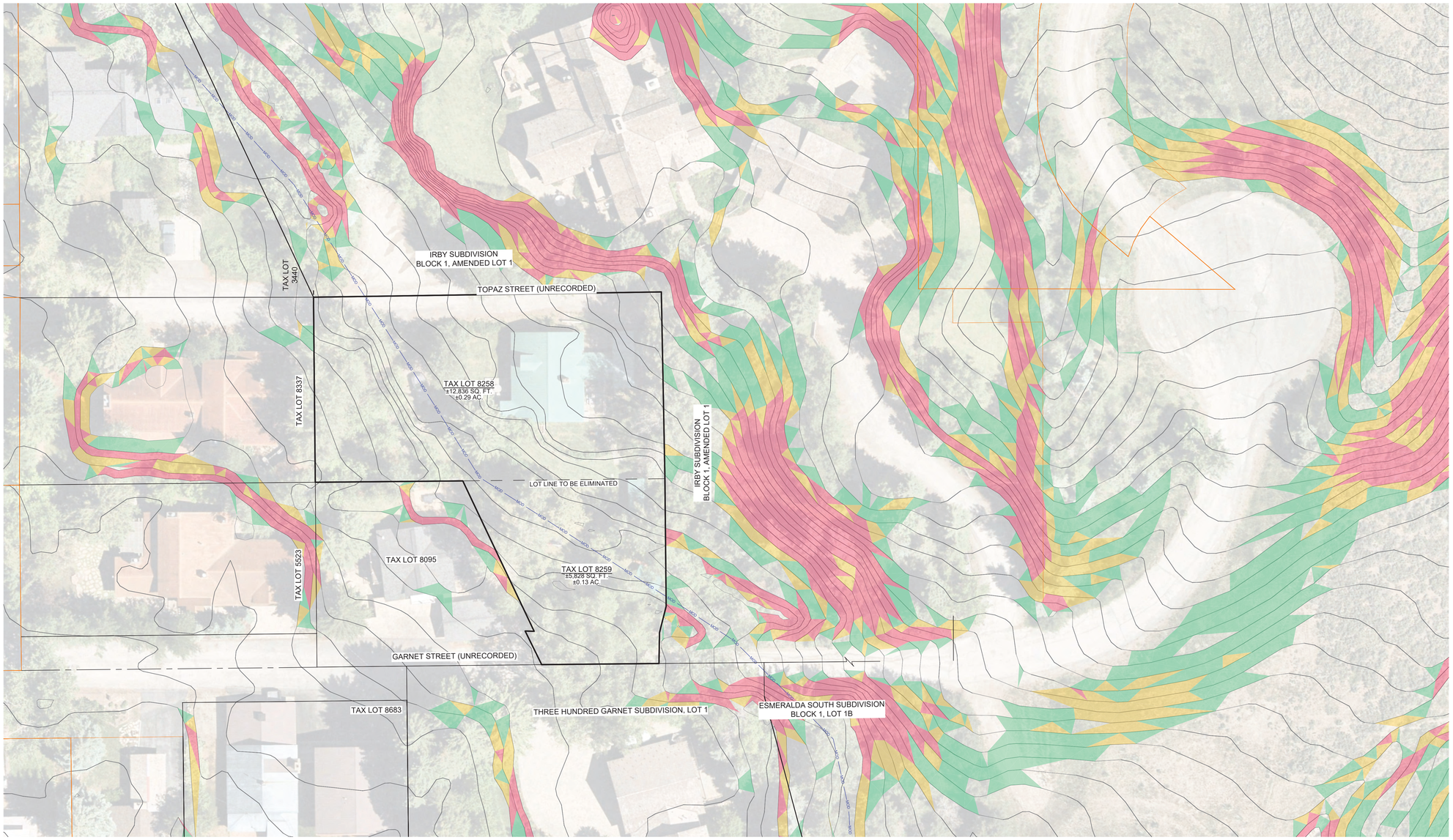
LOCATED WITHIN T.4N., R.18E., SECTION 18, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
JANUARY 2025
PREPARED FOR MATHEW MCNEAL

PROJECT INFORMATION
G:\BMA_ROS\T4N, R18E\Section 18\TL 8258 and 8259 - 330 Topaz\25313\dwg\25313 TOPO.dwg 01/07/26 02:12:17 PM

TAX LOTS 8258 & 8259

GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO
SHEET 1 OF 1

Job No. 25313



GRAPHIC SCALE

0 20 40

Scale in Feet

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	15.00%	20.00%	
2	20.00%	25.00%	
3	25.00%	1000.00%	

EXISTING LEGEND

- Property Line
- Adjoiner's Lot Line
- MOD — Mountain Overlay District
- 5' Contour Interval 2023 LIDAR
- 1' Contour Interval 2023 LIDAR

THIS FIGURE IS BASED ON 2023 LIDAR DATA AND IS INTENDED TO REPRESENT THE TOPOGRAPHY OF THE AREA SURROUNDING THE PROPERTY. FOR DETAILED TOPOGRAPHY OF THE SUBJECT PROPERTY FROM GROUND SURVEY, SEE SHEET C0.2. THERE ARE NO GRADED SLOPES ON THE EXISTING SUBJECT PROPERTY OTHER THAN SIDE SLOPES FOR DRAINAGE CHANNELS THAT EXCEED 15%.

330 TOPAZ STREET
2023 LIDAR SLOPE BANDING EXHIBIT

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: MATTHEW MCNEAL

PROJECT INFORMATION
C:\BIM\LAYOUT\4 XTES\Section 1871, 8258 and 8259 - 330 Topaz\25313\dwg\Construction\25313_Civil.dwg 03/4/26 4:39:29 PM

DESIGNED BY: JL
DRAWN BY: SS
CHECKED BY: JL
SURVEY DATE: 11/10/25

GALENA-BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive, Suite 1A
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

GALENA ELEVATION ABOVE SEA 9236 FEET BENCH MARK

SURVEY FOR ENGINEERING PURPOSES ONLY

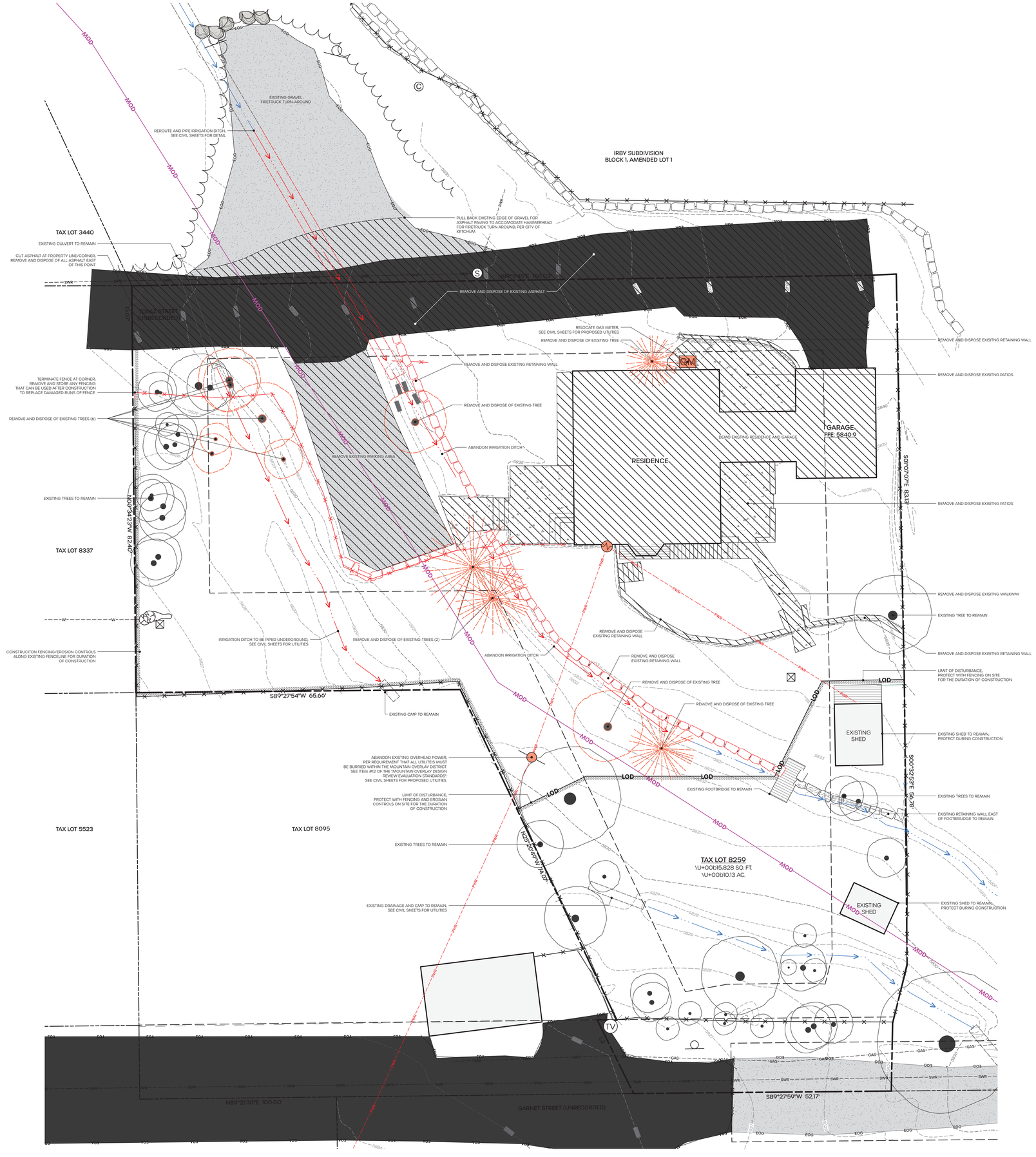
PURPOSE: ISSUE FOR DESIGN REVIEW 3/4/26

NO	DATE	BY	REVISIONS

EXH

C300

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc.



DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
MOD	Mountain Overlay District (MOD)
LOD	Limit of Disturbance
	Construction Fencing / Erosion Controls (Duration of Construciton)
	Existing Fence to Remain
	Remove and Store Fence
	Existing Drainage and Infrastructure to Remain
	Remove and Dispose CMP
	Irrigation Ditches to be Piped/Abandoned
	Existing Retaining Wall
	Remove and Dispose Retaining Wall
	Existing Gravel Surface to Remain
	Remove and Dispose Gravel Surface
	Remove and Dispose Existing Residence, Garage, Walkways, Patios, Steps, and Retaining Walls
	Existing Trees to Remain
	Remove and Dispose Trees

DEMOLITION NOTES:

1. SITE ACCESS OFF OF TOPAZ STREET ONLY
2. CONSTRUCTION FENCING AND EROSION CONTROLS: ALONG THE EAST PROPERTY LINES AND SOUTHERN LIMIT OF DISTURBANCE (LOD), BLACK SILT FENCING. EQUALLY STAKED STRAW FIBER ROLL CONTROLS AS NEEDED.
3. REMAINING TREES: INSTALL 4' ORANGE POLYPROPYLENE FENING ALONG THE TREE DRIP LINES TO PROTECT ROOT AND BRANCHING SYSTEMS.
4. TREE AND STUMP REMOVAL: ALL TREES FOR REMOVAL WILL REQUIRE STUMP EXCAVATION AND BACK FILLED WITH LOAM OR WOODCHIPS. TREES LABELED FOR REMOVAL WHERE STUMP REMOVAL WILL IMPACT ROOT ZONEDS OF ADJACENT TREES TO BE REVIEWED WITH LANDSCAPE ARCHITECT ON-SITE.
5. ABANDONED AND RELOCATED UTILITES, PER CIVIL ENGINEER. SEE "C" SHEETS FOR DETAIL.

NOTE: *ALL UTILITIES WITHIN THE MOUNTAIN OVERLAY DISTRICT (MOD) TO BE UNDERGROUND, PER CITY OF KETCHUM*

FORM STUDIO

PROJECT

MCNEAL RESIDENCE

PROPERTY ADDRESS

330 TOPAZ STREET
KETCHUM, ID. 83340

LEGAL DESCRIPTION

FR SESW TL 8258 & 8259
SEC 18 4N 18E

DRAWING SET TYPE

CITY OF KETCHUM DESIGN REVIEW

CONSTRUCTION NOTES:

STATE OF IDAHO · JAMES A. MCNEAL · LA-10895 · LANDSCAPE ARCHITECT

DESIGN REVIEW
NOT FOR CONSTRUCTION

DRAWN BY XX
PLOT DATE 3/13/26 2:59:33 PM

ISSUE NO. 1

ISSUE DATE

3/13/26

SHEET SCALE

0 8 16 ft
SCALE: 1/8" = 1'-0"

NORTH

N

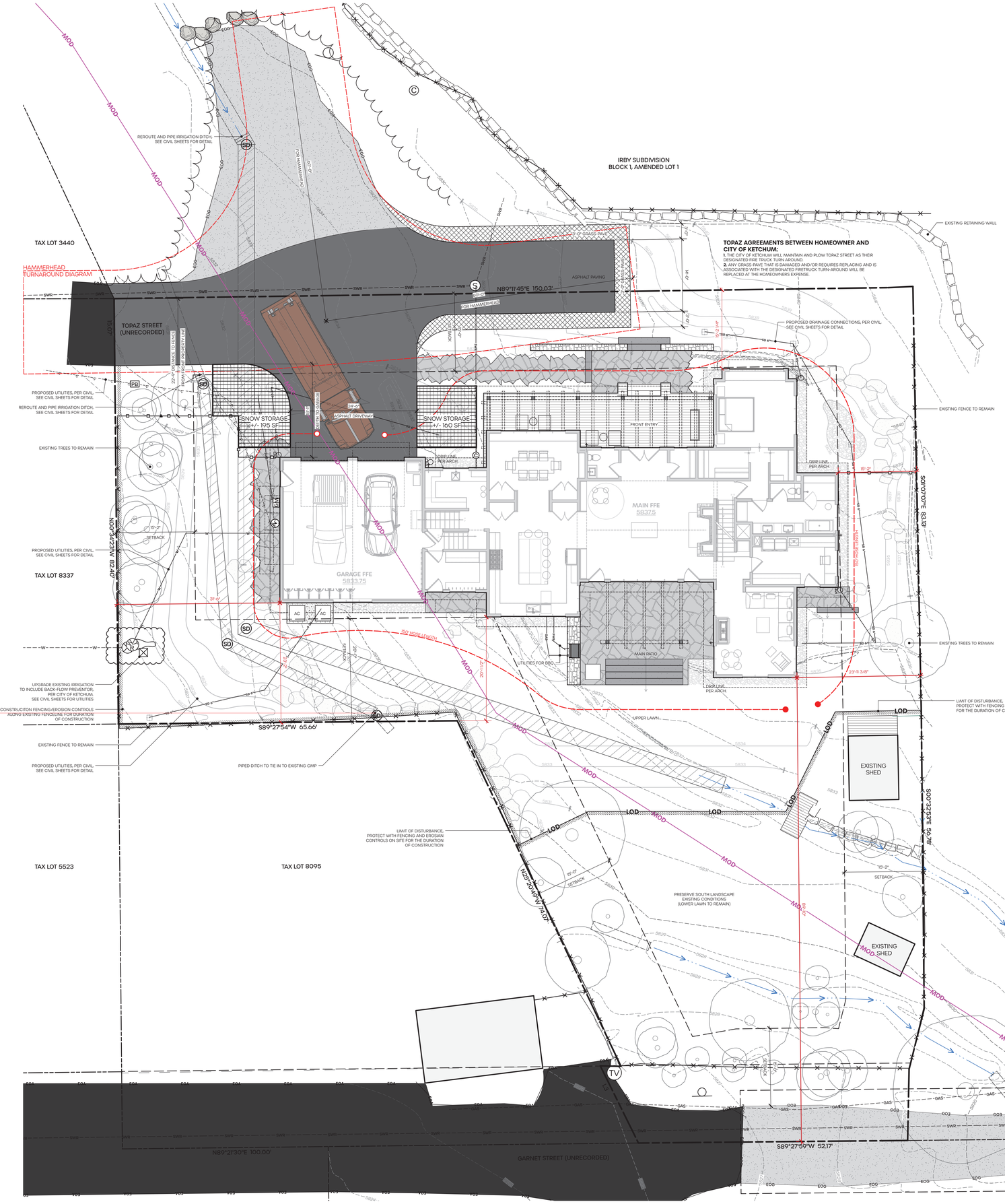
SHEET TITLE

EXISTING CONDITIONS + DEMOLITION

SHEET NO.

L100

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SITE PLAN LEGEND

SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
MOD	Mountain Overlay District (MOD)
LOD	Limit of Disturbance
	Construction Fencing / Erosion Controls (Duration of Construciton)
	Existing Fence
	Repurposed Fence
	Existing Retaining Wall
XXXX	Existing Contours
	Existing CMP and Flow Line
GAS W SWR	Existing Utility (See Survey)
	Existing Trees to Remain
	Existing Gravel Turnaround (Fire)
	Asphalt Paving
	Grass-Pavers
	Flagstone Paving
	Stone Steps
	Cobblestone Drain Rock
	Stone Masonry Walls
	Boulders
	Snow Storage
	Hose Lengths (150')

CHAPTER 16 LAND DEVELOPMENT

PROJECT COMPLIANCE

16.04.060. LANDSCAPING, BUFFERING, AND SCREENING

A. STANDARDS FOR ALL DEVELOPMENT
THE FOLLOWING STANDARDS SHALL APPLY TO ALL DEVELOPMENT, UNLESS OTHERWISE NOTED IN THIS CODE.

3. SNOW STORAGE
A. SNOW STORAGE AREAS SHALL NOT BE LESS THAN 30 PERCENT OF THE IMPROVED PARKING AND PEDESTRIAN CIRCULATION AREAS.
B. SNOW STORAGE AREAS SHALL BE PROVIDED ON SITE.
C. A DESIGNATED SNOW STORAGE AREA SHALL NOT HAVE ANY DIMENSION LESS THAN FIVE FEET AND SHALL BE A MINIMUM OF 25 SQUARE FEET.

SNOW STORAGE CALCULATION

DESCRIPTION	TOTAL AREA (SF)
Asphalt Driveway	+/- 500 SF
Entry Pedestrian Circulation	+/- 291 SF
Total Entry Hardscape	+/- 791 SF
Entry Snow Storage Area	+/- 355 SF

Snow Storage = 44.8% of Driveway SF

16.04.060. LANDSCAPING, BUFFERING, AND SCREENING

D. FENCES, HEDGES AND WALLS
2. IN ALL ZONING DISTRICTS, EXCEPT THE LI DISTRICT, FENCES, HEDGES, AND WALLS SHALL NOT EXCEED FOUR FEET IN HEIGHT WHEN LOCATED LESS THAN 30 FEET FROM THE FRONT LOT LINE AND SHALL NOT EXCEED SIX FEET IN HEIGHT WHEN LOCATED MORE THAN 30 FEET FROM THE FRONT LOT LINE.

EXISTING FENCE PHOTOS, TO BE REPURPOSED, PER PLAN



HOMEOWNERS FENCE TO BE REPURPOSED IN SAME LOCATION AS SHOWN







NOTE:
FINISHED HEIGHT OF REPURPOSED FENCE NOT TO EXCEED 4'-0", PER CHAPTER 16, LAND DEVELOPMENT CODE

FORM STUDIO

PROJECT

MCNEAL RESIDENCE

PROPERTY ADDRESS

330 TOPAZ STREET
KETCHUM, ID. 83340

LEGAL DESCRIPTION

FR SESW TL 8258 & 8259
SEC 18 4N 18E

DRAWING SET TYPE

CITY OF KETCHUM DESIGN REVIEW

CONSTRUCTION NOTES:

STATE OF IDAHO — JAMES A. SCHMIDT — LA-10895 — REGISTERED LANDSCAPE ARCHITECT

DESIGN REVIEW
NOT FOR CONSTRUCTION

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ISSUE NO. 1

ISSUE DATE
3/13/26

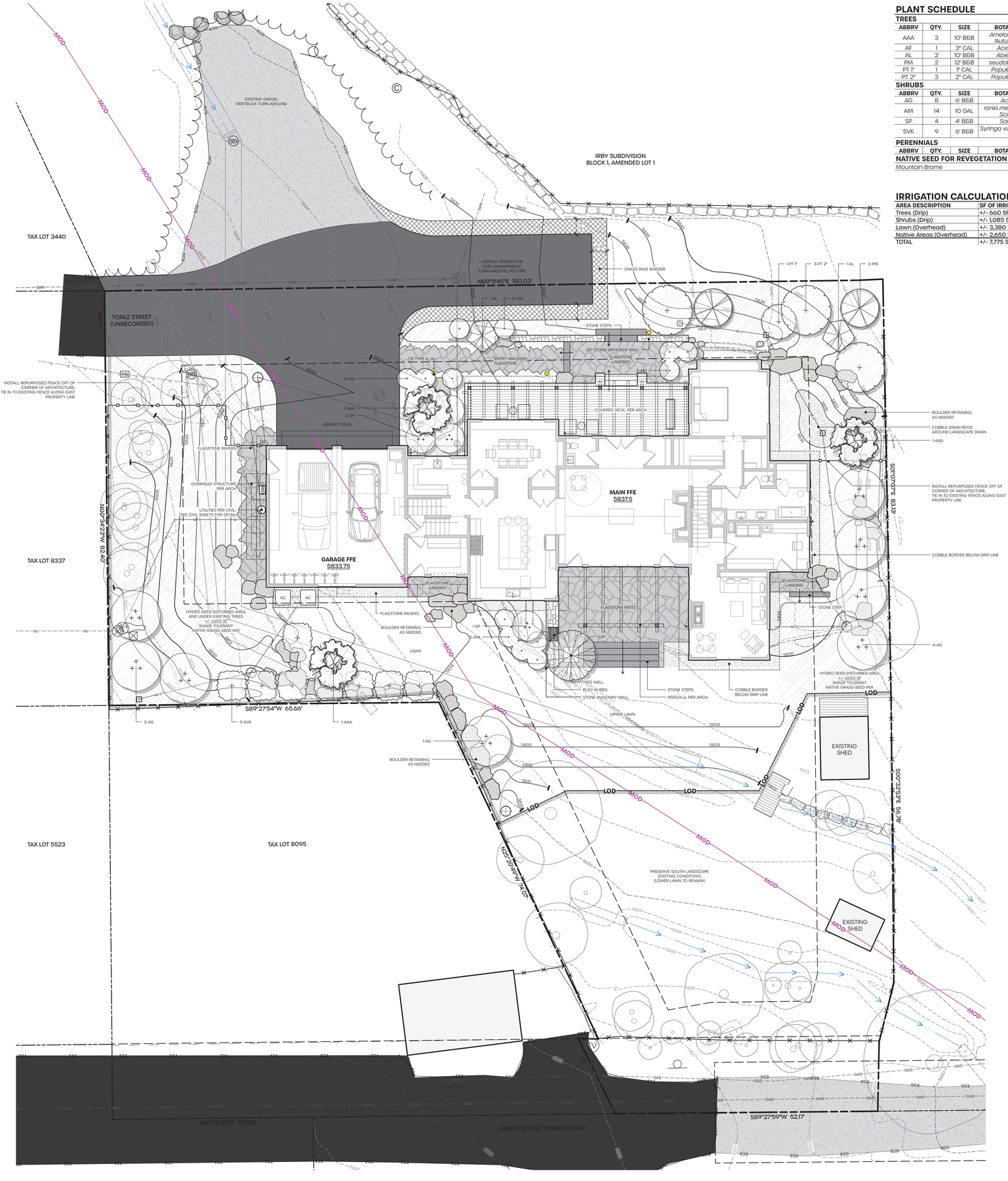
SHEET SCALE
0 8 16 ft
SCALE: 1/8" = 1'-0"

NORTH
N

SHEET TITLE
SITE PLAN

SHEET NO.
L110

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PLANT SCHEDULE

TREES

ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
AAA	3	10' B&B	*Amelanchier alnifolia 'Autumn Brilliance'*	Autumn Brilliance Serviceberry
AF	1	3" CAL	*Acer x freemanii*	Autumn Blaze Maple
AL	2	10' B&B	*Abies lasiocarpa*	Sub Alpine Fir
PM	2	12' B&B	*seudotsuga menziesii*	Douglas Fir
PT 1"	1	1" CAL	*Populus tremuloides*	Quaking Aspen
PT 2"	3	2" CAL	*Populus tremuloides*	Quaking Aspen

SHRUBS

ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
AG	8	6' B&B	*Acer glabrum*	Rocky Mountain Maple
AM	14	10 GAL	*ronia melanocarpa 'Low Scape Mound'*	Low Scape Mound Chokeberry
SP	4	4' B&B	*Salix purpurea*	Arctic Willow
SVK	9	6' B&B	*Syringa vulgaris 'Krasavitsa Moskvy'*	Beauty of Moscow Lilac

PERENNIALS

ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME

NATIVE SEED FOR REVEGETATION

Mountain Brome	Total +/- 2,650 SF

IRRIGATION CALCULATIONS

AREA DESCRIPTION	SF OF IRRIGATION
Trees (Drip)	+/- 660 SF
Shrubs (Drip)	+/- 1,085 SF
Lawn (Overhead)	+/- 3,380 SF
Native Areas (Overhead)	+/- 2,650 SF
TOTAL	+/- 7,775 SF (0.18AC)

LEGEND

SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
MOD	Mountain Overlay District (MOD)
LOD	Limit of Disturbance
	Construction Fencing / Erosion Controls (Duration of Construciton)
	Existing Fence
	Repurposed Fence
	Existing Retaining Wall
XXXX	Existing Contours
XXXX	Proposed Contours
GAS / W / SWR	Existing Utility (See Survey)
GAS / PWR	Proposed Utility
	Existing Trees
	Trees
	Shrubs
	Lawn
	Native Re-Vegetation
	Existing Gravel Turnaround (Fire)
	Asphalt Paving
	Grass-Pavers
	Flagstone Paving
	Stone Steps
	Cobblestone Drain Rock
	Stone Masonry Walls
	Boulders
	Light Fixtures
	Built-in Barbecue

LIGHTING ZONE SCHEDULE

SYMB	LOCATION	QTY.	FIXTURE	TYPE
ZONE 1				
	FRONT ENTRY	3	PATH LIGHT	A
ZONE 2				

NOTE: ALL LAMP HARDWARE TO USE LED TECHNOLOGY, ALL LAMP TEMPERATURES SHALL MATCH

LANDSACPE LUMEN CALCS.

FIXTURE TYPE	QTY	LUMEN/EA
A/ Path Light	3	150 lm
TOTAL PATH LIGHT (A) LUMEN		450lm
TOTAL LANDSCAPE LUMEN		450 lm

FORM STUDIO

PROJECT

MCNEAL RESIDENCE

PROPERTY ADDRESS

330 TOPAZ STREET
KETCHUM, ID. 83340

LEGAL DESCRIPTION

FR SESW TL 8258 & 8259
SEC 18 4N 18E

DRAWING SET TYPE

CITY OF KETCHUM DESIGN REVIEW

CONSTRUCTION NOTES:

STATE OF IDAHO — JAMES CHRISTOPHER MCNEAL — LA-10895 — LICENSED LANDSCAPE ARCHITECT

DESIGN REVIEW
NOT FOR CONSTRUCTION

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PLOT DATE 3/13/26 2:59:34 PM

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ISSUE DATE 3/13/26

SHEET SCALE
0 8 16 ft
SCALE: 1/8" = 1'-0"

NORTH

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

L120

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LANDSCAPE BUILDING MATERIALS



SILVER QUARTZITE FLAGSTONE
SUPPLIER: SELECT STONE



OSLO GRAY LANDSCAPE STEPS
SUPPLIER: SELECT STONE



QUARTZITE BOULDERS
SUPPLIER: SELECT STONE

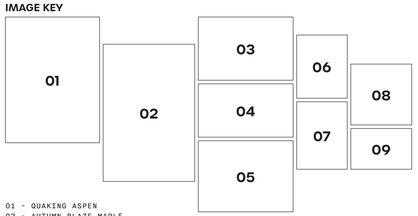


QUARTZITE DRYSTACK STONE
SUPPLIER: SELECT STONE

PLANT PALETTE



IMAGE KEY



01 - QUAKING ASPEN
02 - AUTUMN BLAZE MAPLE
03 - ARCTIC WILLOW
04 - LILAC
05 - ROCKY MOUNTAIN MAPLE
06 - BLUE FOX WILLOW
07 - VERONICASTRUM
08 - LOWSCAPE CHOKEBERRY
09 - MOUNTAIN BROME (HYDRO-SEED)

















PROJECT

MCNEAL RESIDENCE

PROPERTY ADDRESS

330 TOPAZ STREET
KETCHUM, ID. 83340

LEGAL DESCRIPTION

FR SESW TL 8258 & 8259
SEC 18 4N 18E

DRAWING SET TYPE

CITY OF KETCHUM DESIGN REVIEW

CONSTRUCTION NOTES:

DESIGN REVIEW
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3/13/26

SHEET SCALE

NORTH

SHEET TITLE

MATERIALS

SHEET NO.

L121

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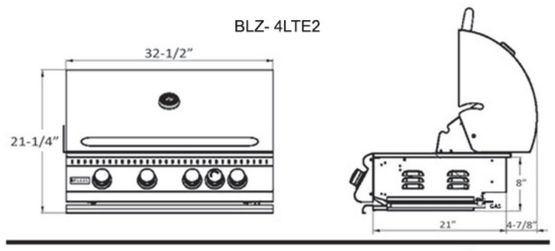
BLAZE 4-BURNER NATURAL GAS BBQ - 32"

Model: BLZ-4LTE2 / 4 BURNER



Cutout Dimensions	30 5/8"W x 21 1/4"D x 8 1/2"H
BTU Output	14,000 BTU per Burner x4
Infrared Back Burner	10,000 BTU
Total BTU	68,000
Primary Ignition	Push N' Turn Flame Thrower
Secondary Ignition	Flash Tube
Cooking Grid Dimensions	29 1/2" X 17 7/8"
Total Cooking Area	748sq.in (includes warming rack)
Flame Tamer	Flame Stabilizer Grid
Zone Cooking	Removable Heat Zone Separators
Rotisserie Kit (Motor & Forks)	Optional
Burner	Commercial Quality Cast Stainless Steel
Gas Type	Each grill contains an NG/LP Orifice Kit
Warranty	*Limited Lifetime – Defects in manufacturing and workmanship. Cooking grids, Flame Tamers, Heat Zone Separators, stainless housing, valves, and stainless burners against rust- through. *1 Year – Ignition Components, Electronics and Lighting systems *Appliances must be registered within 30 days of purchase to validate this warranty. *See warranty section for details.

BLZ- 4LTE2



TYPE A - PATH LIGHT

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Contemporary Path Lights

SPJ-SQ100-1-DS



MODEL: SPJ-SQ100-1-DS
MATERIAL: Solid Brass
FINISH SHOWN: Matte Bronze
ELECTRICAL: 12V or 120V
WATTAGE: 2W
ENGINE: FB-LS2
LUMENS: 150
MOUNTING: 1/2" NPT. Dual Fin Spike Included

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL)

WATTAGE	LUMENS
☐ 2W	150 STANDARD
☐ 4W	300

Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K
- ☐ 2700K
- ☐ 3000K

Custom options are available

ELECTRICAL
☐ 12V ☐ 120V

cULus LISTED

Wet Listed

Ordering Example	Customer Approval	Date
SPJ-SQ100-1-DS-MBR-2W-27K-12V		

GRASS-PAVERS

MUTUAL MATERIALS HARDSCAPE PRODUCT DATA SHEET

Pavers

TURFSTONE

VEHICLE TRAFFIC · EROSION CONTROL



TurfStone provides an alternative solution to the problem of permanently destroying green space when building parking areas or fire and emergency roads. The design, with 40% open area, allows ground cover to grow while providing the necessary structural strength for most traffic.

TurfStone offers excellent erosion control and soil stabilization to slopes, embankments, low flow channels and dikes, or ponds and reservoirs where there is no extreme wave action.

Use TurfStone for:
- Overflow or marginal parking areas
- Shoulders along airfields and highways
- Access roads adjacent to buildings
- Ditch lining
- Driveways
- Crossovers on medians
- Boat ramps
- Emergency fire lanes
- Bridge underpasses
- Embankments

TurfStone Unit
3 ½" x 23 ½" x 15 ¾"
9 cm x 60 cm x 40 cm



PRODUCT DATA*

Coverage	Pieces per Pallet	Coverage per Pallet	Weight per Unit	Weight per Pallet
2.6 ft² / pc (.24 pcs / m²)	35	91 ft² (8.45 m²)	65 lb (30 kg)	2,325 lbs (1,055 kg)

All ***Weight per Pallet*** noted above include a 50 lb pallet weight.
** All metric dimensions are soft converted to Imperial. Dimensions and coverage include ¼" (1.5 mm) joint.*

STANDARD SPECIFICATION

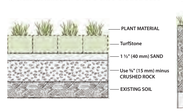
TurfStone units are manufactured to industry standard specification ASTM: C 1319-97.

AVAILABLE COLORS

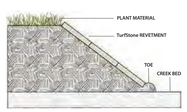
For more information about custon colors, please contact a Mutual Materials sales representative. Custom colors may be restricted by the size of the order or project.

CROSS SECTIONS

Typical Installation Over Dense Graded Base*



Typical Embankment Erosion Control*



** Note: See ICPI Tech Spec #8 for more specific application information and construction details.*

©2022 Mutual Materials US TURFSTONE 03/2022 www.MutualMaterials.com

PROJECT

MCNEAL RESIDENCE

PROPERTY ADDRESS

330 TOPAZ STREET
KETCHUM, ID. 83340

LEGAL DESCRIPTION

FR SESW TL 8258 & 8259
SEC 18 4N 18E

DRAWING SET TYPE

CITY OF KETCHUM
DESIGN REVIEW

CONSTRUCTION NOTES:

STATE OF IDAHO · LICENSED ARCHITECT · JOSHUA C. SCHULTZ · LA-16895 · DESIGN REVIEW · NOT FOR CONSTRUCTION

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ISSUE DATE

3/13/26

SHEET SCALE

NORTH

SHEET TITLE

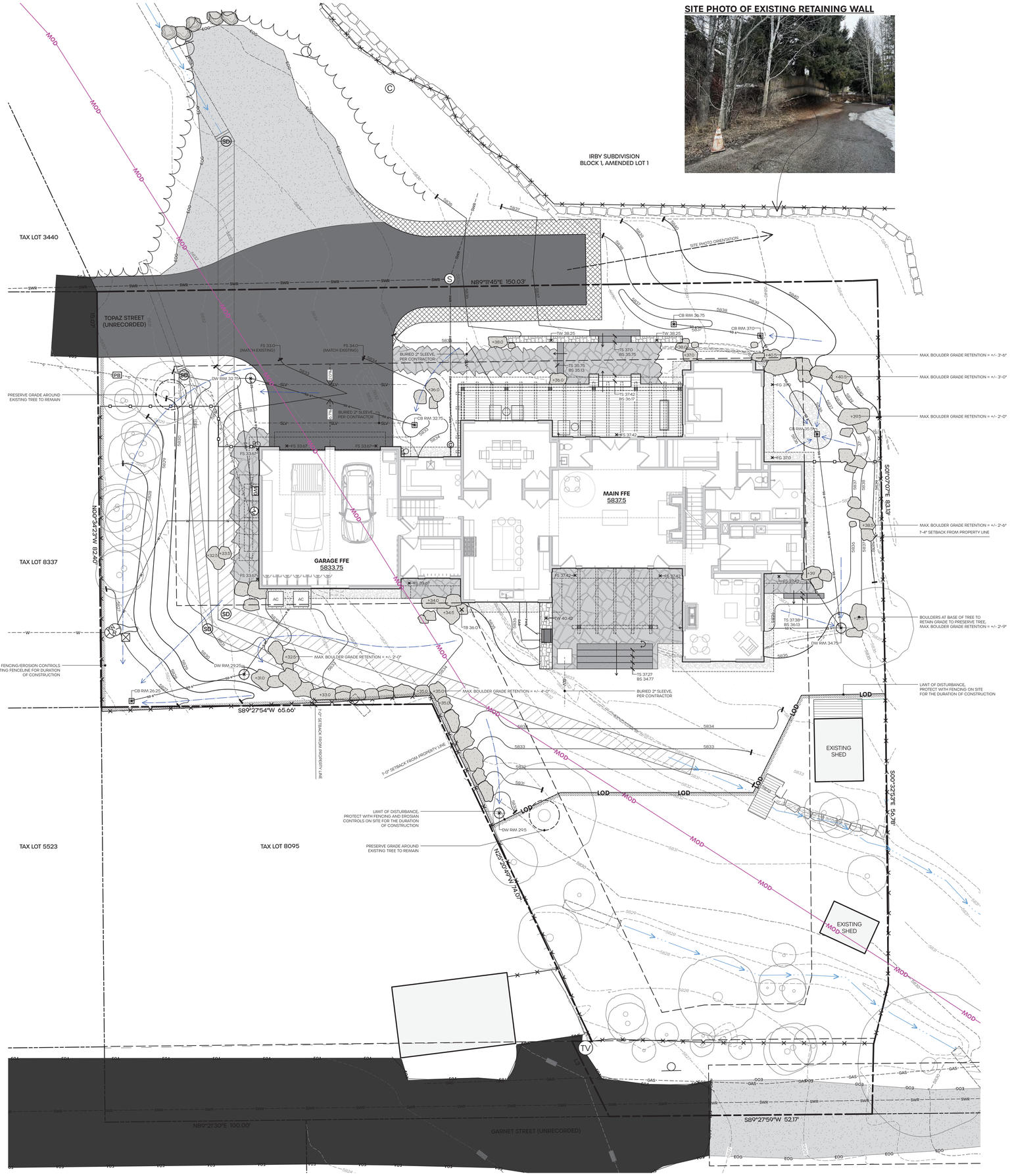
SPECIFICATIONS

SHEET NO.

L122

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SITE PHOTO OF EXISTING RETAINING WALL



SITE PLAN LEGEND

SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
MOD	Mountain Overlay District (MOD)
LOD	Limit of Disturbance
	Construction Fencing / Erosion Controls (Duration of Construciton)
	Existing Fence
	Repurposed Fence
	Existing Retaining Wall
XXXX	Existing Contours
XXXX	Proposed Contours
	Existing CMP and Flow Line
	Proposed CMP, per Civil
GAS W SWR	Existing Utility (See Survey)
GAS W SWR SD PWR	Proposed Utility, per Civil
	Existing Trees to Remain
EOG OG3	Existing Gravel Turnaround (Fire)
	Asphalt Paving
	Grass-Pavers
	Flagstone Paving
	Stone Steps
	Cobblestone Drain Rock
	Stone Masonry Walls
	Boulders
	12" Catch Basin
	24" Drywell
-2.0%+	Slope (%)
	Drainage Direction / Flow Line
SLV	Buried Sleeves (Per Contractor)
FFE	Finished Floor Elevation
FG	Finished Grade
FS	Finished Surface
TB	Top of Boulder
TS	Top of Step
BS	Bottom of Step
TW	Top of Wall

GRADING NOTES:

1. LANDSCAPE GRADING PLAN FOR DESIGN INTENT ONLY. FINAL GRADING AND DRAINAGE PLAN, PER CIVIL ENGINEER. SEE CIVIL SHEETS FOR FINAL.
2. ANY DISCREPANCIES BETWEEN PLAN SETS AND ON-SITE CONDITIONS TO BE REVIEWED WITH THE LANDSCAPE ARCHITECT.
3. ALL TREES SCHEDULED TO REMAIN TO BE PROTECTED DURING CONSTRUCTION. NO HEAVY EQUIPMENT WILL BE USED IN GRADING AROUND ROOT ZONES.
4. BOULDERS FOR RETAINING, AS NEEDED ONLY

CHAPTER 16 LAND DEVELOPMENT

PROJECT COMPLIANCE

16.04.060. LANDSCAPING, BUFFERING, AND SCREENING

D. FENCES, HEDGES AND WALLS

6. RETAINING STRUCTURES SHALL BE CONSISTENT WITH THE FOLLOWING:

A. HEIGHT MEASUREMENT. THE HEIGHT OF A RETAINING STRUCTURE SHALL BE MEASURED FROM THE POINT AT WHICH THE GROUND ELEVATION OF THE CITY-APPROVED FINISH GRADE INTERSECTS WITH THE RETAINING STRUCTURE TO THE HIGHEST POINT OF THE RETAINING STRUCTURE.
B. RETAINING STRUCTURE LOCATION, MAXIMUM HEIGHTS, AND MINIMUM SEPARATION WITHIN SETBACKS.
(1) ALL RETAINING STRUCTURES, INCLUDING FOOTINGS OR FOUNDATIONS, SHALL BE SET BACK AT LEAST ONE FOOT FROM ANY PROPERTY OR RIGHT-OF-WAY LINE, UNLESS THE APPLICANT PROVIDES A WRITTEN AUTHORIZATION FROM THE ADJACENT PROPERTY OWNER OR OWNERS TO ALLOW EITHER ALL OR A PORTION OF THE RETAINING STRUCTURE TO BE ON OR CLOSER TO AN ADJACENT PROPERTY.

DESIGN INTENT VISUAL FOR BOULDER RETAINING



LOW, SUBTLE BOULDER RETAINING THAT SITS WITHIN LAWN AND LAWN ROLLS AROUND

FORM STUDIO RM

PROJECT

MCNEAL RESIDENCE

PROPERTY ADDRESS

330 TOPAZ STREET
KETCHUM, ID. 83340

LEGAL DESCRIPTION

FR SESW TL 8258 & 8259
SEC 18 4N 18E

DRAWING SET TYPE

CITY OF KETCHUM DESIGN REVIEW

CONSTRUCTION NOTES:

STATE OF IDAHO · JOSHUA M. MCNEAL · LA-16895 · REGISTERED LANDSCAPE ARCHITECT

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SHEET SCALE
0 8 16 ft
SCALE: 1/8" = 1'-0"

NORTH
N

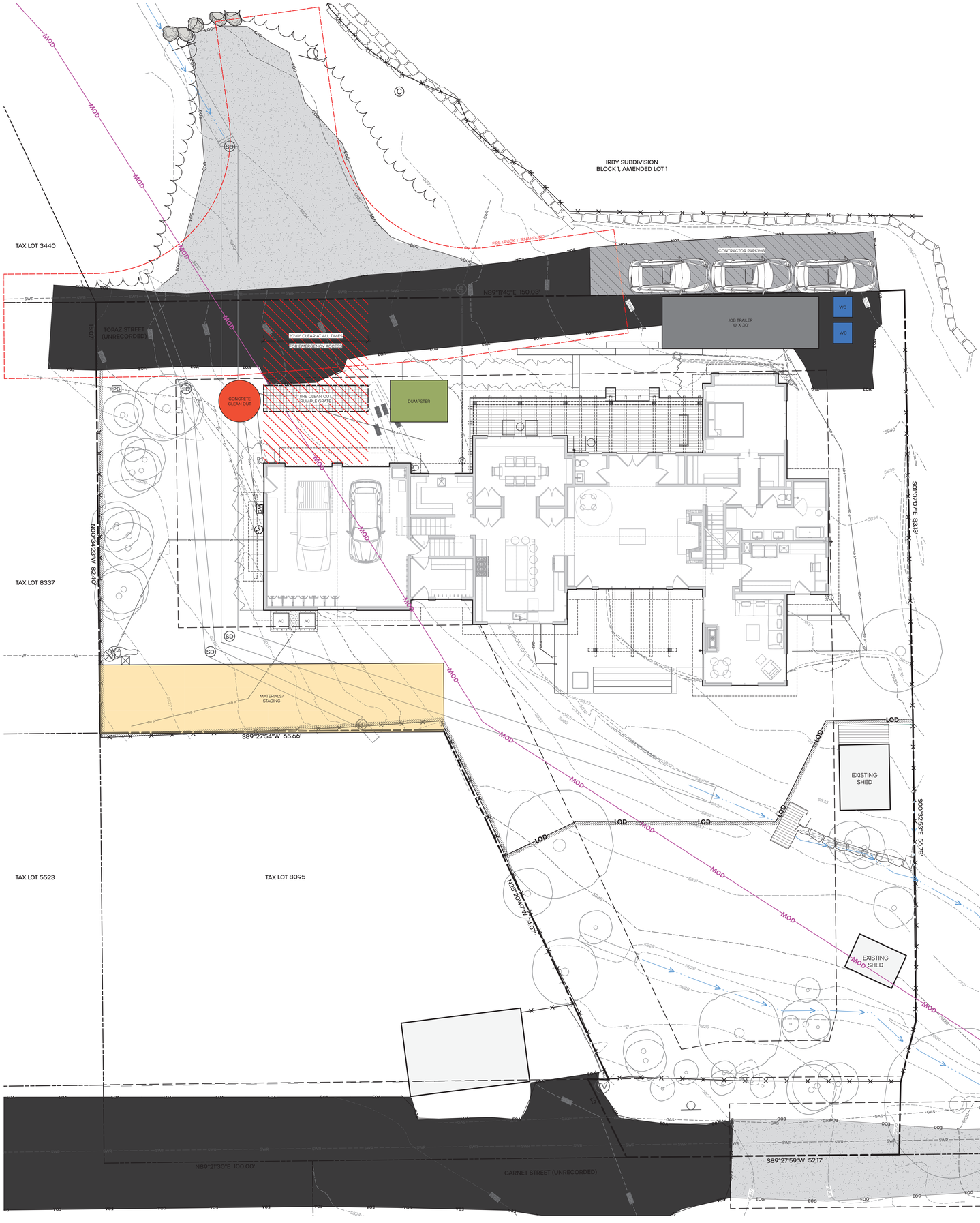
SHEET TITLE

GRADING PLAN (DESIGN INTENT)

SHEET NO.

L130

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LEGEND

SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
MOD	Mountain Overlay District (MOD)
LOD	Limit of Disturbance
	Construction Fencing / Erosion Controls (Duration of Construciton)
	Existing Fence
	Tire Clean Out, Rumple Grate
WC WC	Sani-Room
	Dumpsters
	Job Trailer
	Concrete Clean Out
	Material Storage / Staging
	Contractor Parking
	Maintain Emergency Access

CONSTRUCTION ACTIVITY NOTES:

GENERAL INFORMATION

1. THE GENERAL CONTRACTOR OR PERMIT HOLDER IS RESPONSIBLE FOR ALL SUBCONTRACTORS AND WILL BE HELD RESPONSIBLE FOR ALL ASPECTS OF THE CONSTRUCTION ACTIVITY PLAN.
2. DURING CONSTRUCTION THE PROPERTY ADDRESS SHALL BE PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD FRONTING THE PROPERTY. NUMBERS AND LETTERS SHALL BE A MINIMUM OF FOUR INCHES TALL, HAVE A MINIMUM ONE-HALF INCH BRUSH STROKE, CONTRAST WITH THEIR BACKGROUND, AND BE POSITIONED A MINIMUM OF 48 INCHES ABOVE FINAL GRADE.
3. VEHICLE PARKING, MATERIAL STORAGE, DUMPSTERS, JOB SITE TRAILERS, AND OTHER TEMPORARY INSTALLATIONS DURING CONSTRUCTION SHALL NOT RESTRICT OR OBSTRUCT EMERGENCY ACCESS TO ANY BUILDING. AN APPROVED EMERGENCY APPARATUS ACCESS SHALL BE MADE AVAILABLE AND SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED. THE EMERGENCY APPARATUS ACCESS SHALL BE A MINIMUM OF 20-FEET WIDE AND EXTEND TO WITHIN 150-FEET OF ALL EXTERIOR AREAS OF THE BUILDING(S). DURING TIMES OF CONSTRUCTION ACTIVITIES, ALTERATIONS TO THE FIRE APPARATUS ACCESS DIMENSIONS MAY BE APPROVED BY THE FIRE DEPARTMENT WHERE THE STANDARD DIMENSIONS CANNOT BE PROVIDED. THE DESIGNATED EMERGENCY APPARATUS ACCESS SHALL BE DEPICTED WITH DIMENSIONS ON THE CONSTRUCTION ACTIVITY PLAN.

EXCAVATION

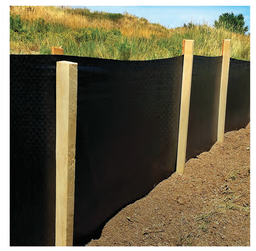
4. PRIOR TO THE START OF ANY CONSTRUCTION OR EXCAVATION ON ANY LOT, THE APPROVED DRIVEWAY SHALL BE EXCAVATED AND COARSE FILL INSTALLED. THIS IS REQUIRED TO ELIMINATE OR REDUCE THE AMOUNT OF MUD AND DIRT BEING TRACKED ONTO THE MAIN ROAD FROM THE PROJECT SITE DURING CONSTRUCTION.

VEHICLE PARKING AND TRAFFIC CONTROL

5. CONSTRUCTION CREWS MAY NOT PARK ON, OR OTHERWISE USE, UNDEVELOPED PORTIONS OF LOTS OR OPEN SPACE. DURING VERY BUSY CONSTRUCTION PERIODS INVOLVING MULTIPLE TRADES SUCH THAT ALL CONSTRUCTION VEHICLES CANNOT BE CONFINED TO THE SITE ITSELF, THE OVERFLOW VEHICLES MAY BE TEMPORARILY PARKED ALONG THE SHOULDER OF THE ROADWAY DURING THESE LIMITED OCCURRENCES. VEHICLES MUST BE OFF OF THE PAVED SURFACE OF THE ROADWAY OR CUL-DE-SAC TO ALLOW CONTINUAL UNCONSTRAINED ACCESS BY NORMAL TRAFFIC AND EMERGENCY VEHICLES, INCLUDING FIRE TRUCKS.
6. SPEED LIMITS FOR CONSTRUCTION VEHICLES SHALL BE LIMITED TO 15 MILES PER HOUR WITHIN ONE BLOCK OF A CONSTRUCTION SITE, UNLESS OTHERWISE DETERMINED BY THE KETCHUM POLICE DEPARTMENT.

FENCING AND SCREENING

7. A SIX-FOOT HIGH CONSTRUCTION OR TEMPORARY FENCE WILL FOLLOW THE LIMIT OF DISTURBANCE FOR THE DURATION OF CONSTRUCTION.
8. CONSTRUCTION FENCING SHALL HAVE 85% OR GREATER BLOCKAGE.



USE OF RIGHT-OF-WAYS

9. ANY REPAIR OF DAMAGE TO THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR PERMIT HOLDER.
10. UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT, A MINIMUM 15-FOOT AREA ON BOTH SIDES AND THREE-FOOT AREA TO THE REAR OF ANY FIRE HYDRANT SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED AT ALL TIMES. CONSTRUCTION FENCING IS NOT PERMITTED TO REDUCE OR RESTRICT ACCESS TO ANY FIRE HYDRANT WITHOUT APPROVAL FROM THE FIRE DEPARTMENT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR PERMIT HOLDER TO REMOVE ALL SNOW WITHIN 36 INCHES FROM ALL SIDES OF ANY FIRE HYDRANT AT THE CONSTRUCTION SITE.
11. THE GENERAL CONTRACTOR OR PERMIT HOLDER IS RESPONSIBLE FOR ALL SNOW REMOVAL WITHIN THE CONSTRUCTION FENCE AND BARRICADES. SNOW FROM WITHIN CONSTRUCTION FENCES SHALL NOT BE PLACED IN THE RIGHT-OF-WAY. THE GENERAL CONTRACTOR OR PERMIT HOLDER MAY ALSO BE RESPONSIBLE FOR SNOW REMOVAL IN THE IMMEDIATE AREA SURROUNDING THE CONSTRUCTION SITE IF CITY PLOWS CANNOT SAFELY REACH.

SITE CLEAN UP

12. JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY CONDITION. TRASH AND CONSTRUCTION DEBRIS SHALL BE PICKED UP ON THE SITE AND SURROUNDING AREAS ON A DAILY BASIS, AND MATERIALS SHALL BE STORED IN NEAT, TIDY PILES.

TREE PROTECTION

13. All EXISTING TREES TO REMAIN SHALL BE FENCED AT THE DRIP LINE FOR THE DURATION OF CONSTRUCTION.

RESEEDING OF DISTURBED AREAS

14. ALL DISTURBED AREAS SHALL BE RETURNED TO A FINISHED CONDITION PER THE LANDSCAPING PLAN.

FORM STUDIO

PROJECT

MCNEAL RESIDENCE

PROPERTY ADDRESS

330 TOPAZ STREET
KETCHUM, ID. 83340

LEGAL DESCRIPTION

FR SESW TL 8258 & 8259
SEC 18 4N 18E

DRAWING SET TYPE

CITY OF KETCHUM DESIGN REVIEW

CONSTRUCTION NOTES:

STATE OF IDAHO — JAMES A. MCCONNELL — LA-10895 — REGISTERED LANDSCAPE ARCHITECT

DESIGN REVIEW
NOT FOR CONSTRUCTION

DRAWN BY XX
PLOT DATE 3/13/26 2:59:36 PM

ISSUE NO. 1

ISSUE DATE

3/13/26

SHEET SCALE

0 8 16 ft
SCALE: 1/8" = 1'-0"

NORTH

N

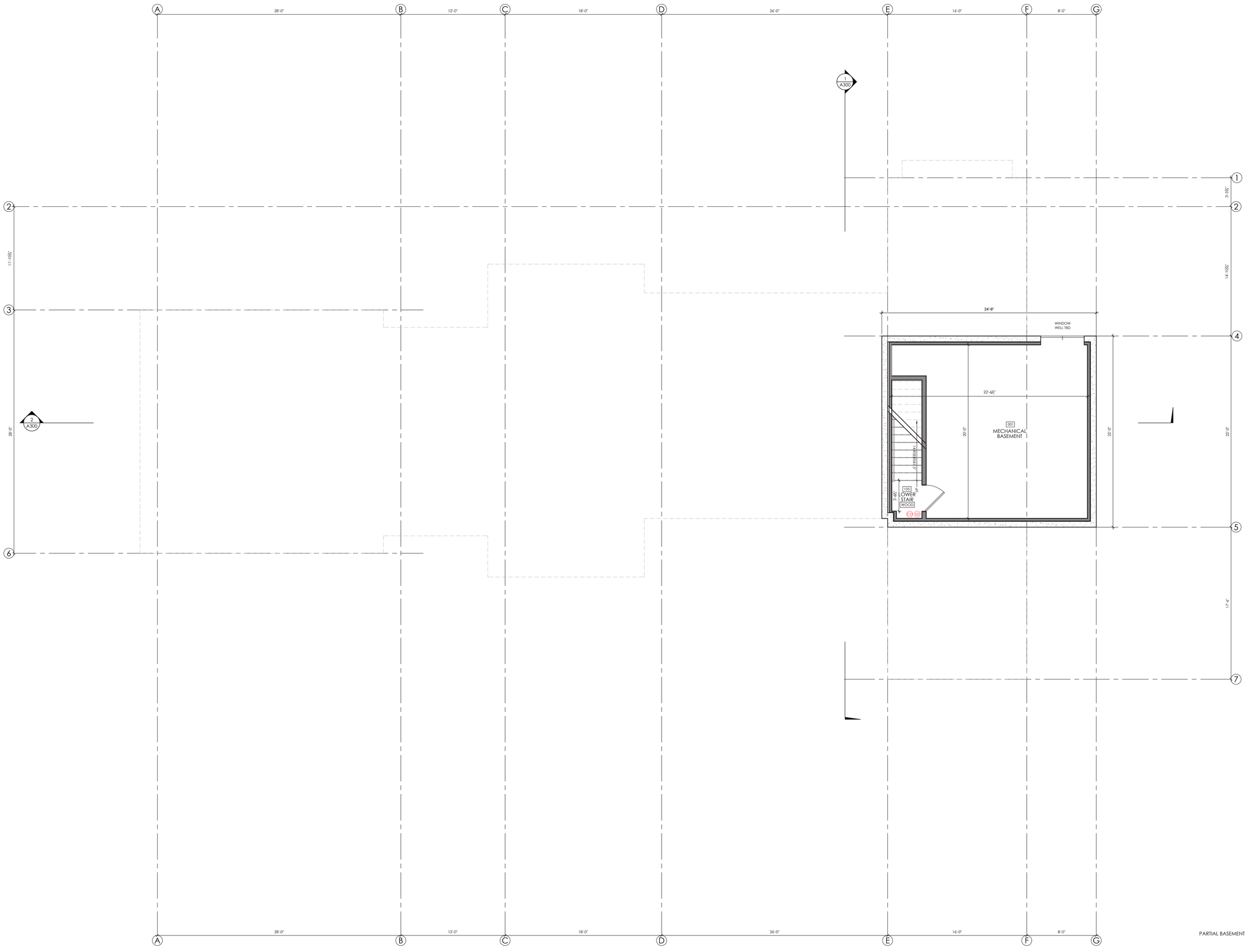
SHEET TITLE

CONSTRUCTION ACTIVITY PLAN

SHEET NO.

L140

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PARTIAL BASEMENT 476 SF

PLOT DATE	012326
DESIGN REVIEW	012326
BUILDING PERMIT	
FOR CONSTRUCTION	

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO

PRELIMINARY :
NOT FOR CONSTRUCTION

MCNEAL
Residence

330 TOPAZ STREET
KETCHUM, ID

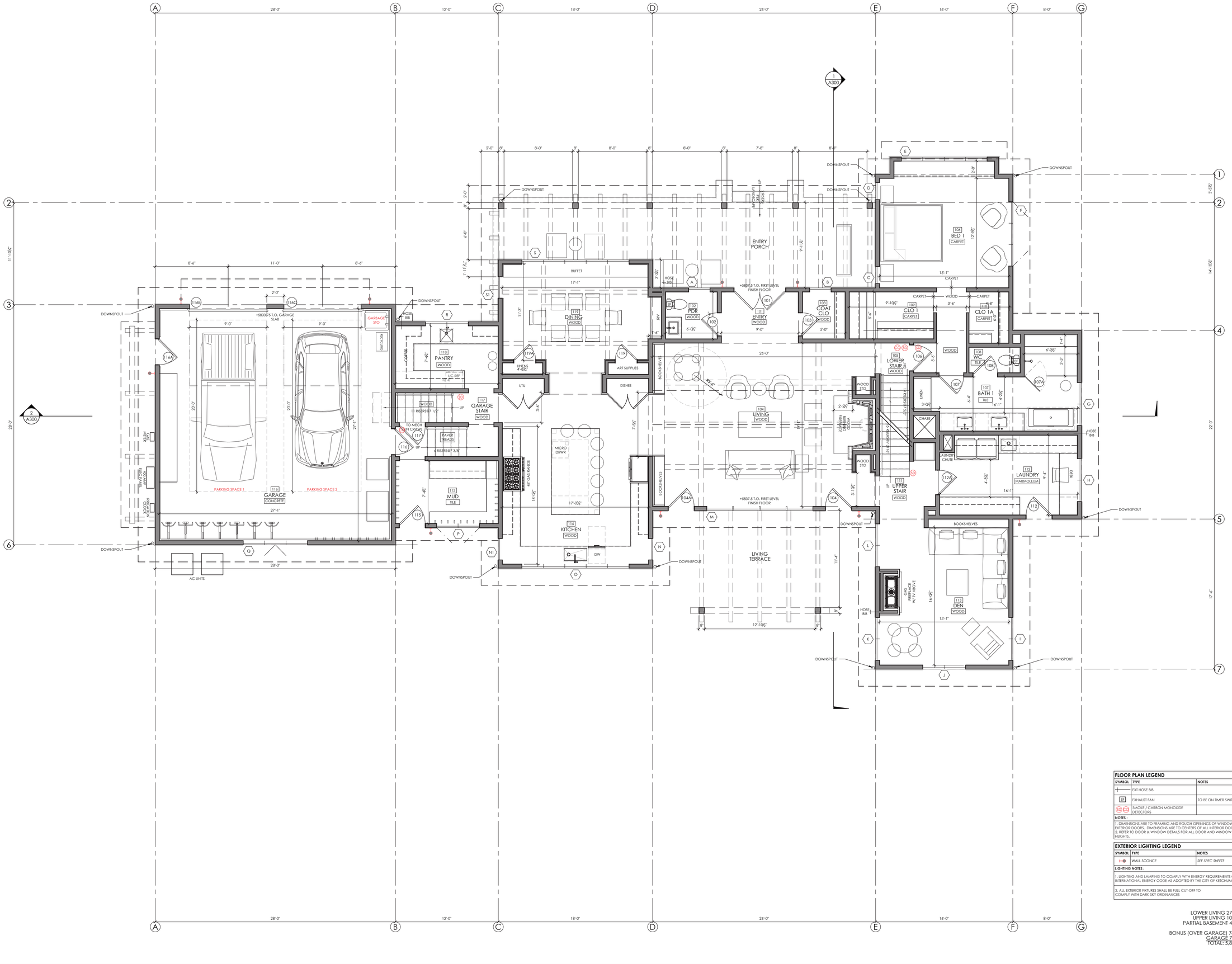
scape design studio
gretchen v. wagner

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371 north main, suite 202
ketchum, id 83340

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A100
MECHANICAL LEVEL
FLOOR PLAN
1/4" = 1'-0"



FLOOR PLAN LEGEND		
SYMBOL	TYPE	NOTES
	EXT HOSE BIB	
EF	EXHAUST FAN	TO BE ON TIMER SWITCHES
SD CA	SMOKE / CARBON MONOXIDE DETECTORS	
NOTES :		
1. DIMENSIONS ARE TO FRAMING AND ROUGH OPENINGS OF WINDOWS, AND EXTERIOR DOORS. DIMENSIONS ARE TO CENTERS OF ALL INTERIOR DOORS. 2. REFER TO DOOR & WINDOW DETAILS FOR ALL DOOR AND WINDOW HEADER HEIGHTS.		

EXTERIOR LIGHTING LEGEND		
SYMBOL	TYPE	NOTES
	WALL SCONCE	SEE SPEC SHEETS
LIGHTING NOTES :		
1. LIGHTING AND LAMPING TO COMPLY WITH ENERGY REQUIREMENTS OF INTERNATIONAL ENERGY CODE AS ADOPTED BY THE CITY OF KETCHUM		
2. ALL EXTERIOR FIXTURES SHALL BE FULL CUT-OFF TO COMPLY WITH DARK SKY ORDINANCES		

LOWER LIVING 2740 SF
UPPER LIVING 1053 SF
PARTIAL BASEMENT 476 SF

BONUS (OVER GARAGE) 785 SF
GARAGE 779 SF
TOTAL: 5,823 SF

PLOT DATE	030926
DESIGN REVIEW	012326
BUILDING PERMIT	
FOR CONSTRUCTION	

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO

PRELIMINARY : : NOT FOR CONSTRUCTION

MCNEAL Residence

330 TOPAZ STREET
KETCHUM, ID

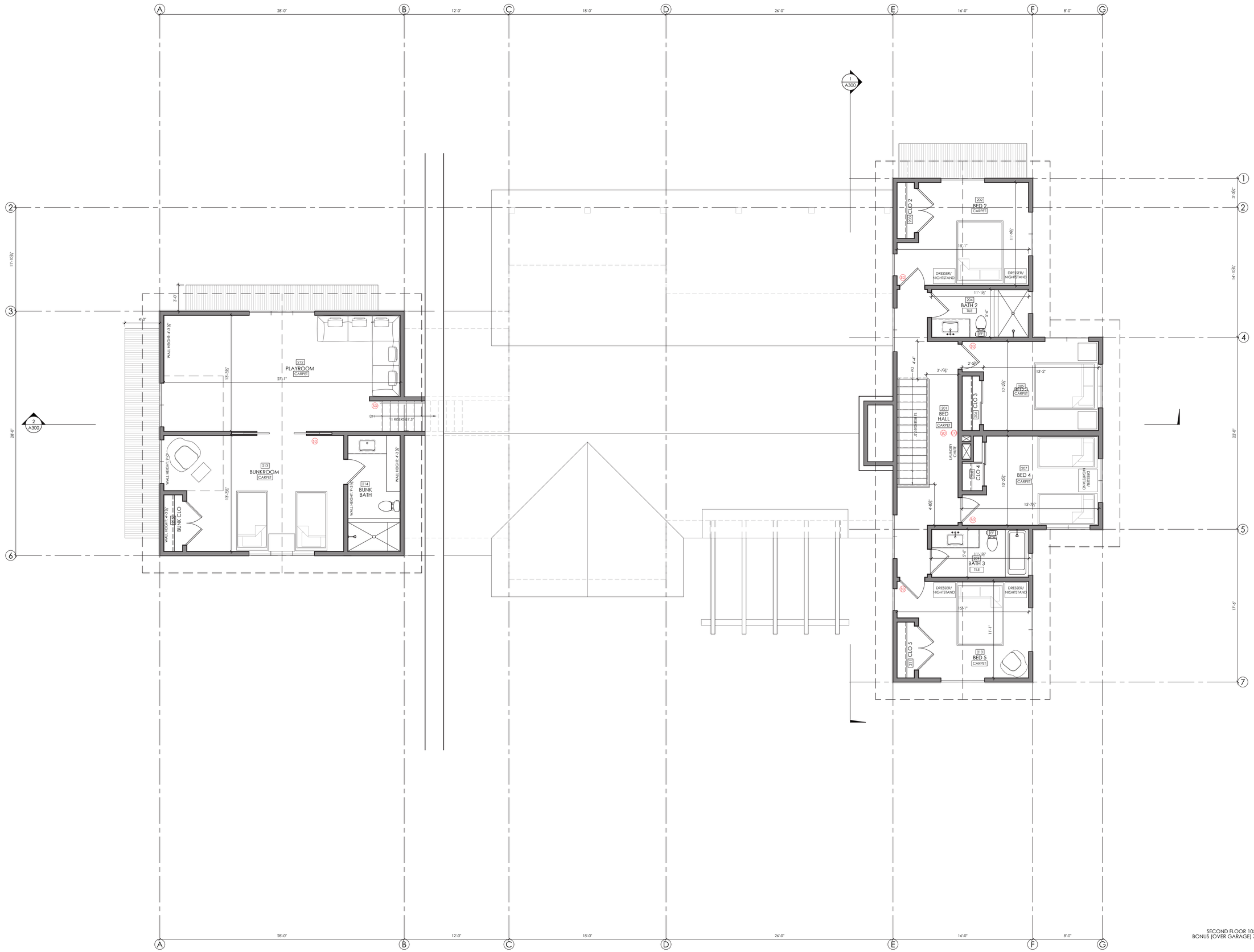
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A110
FIRST LEVEL FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR 1053 S.F.
BONUS (OVER GARAGE) 785 SF

PLOT DATE 012326

DESIGN REVIEW	012326
BUILDING PERMIT	
FOR CONSTRUCTION	

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO

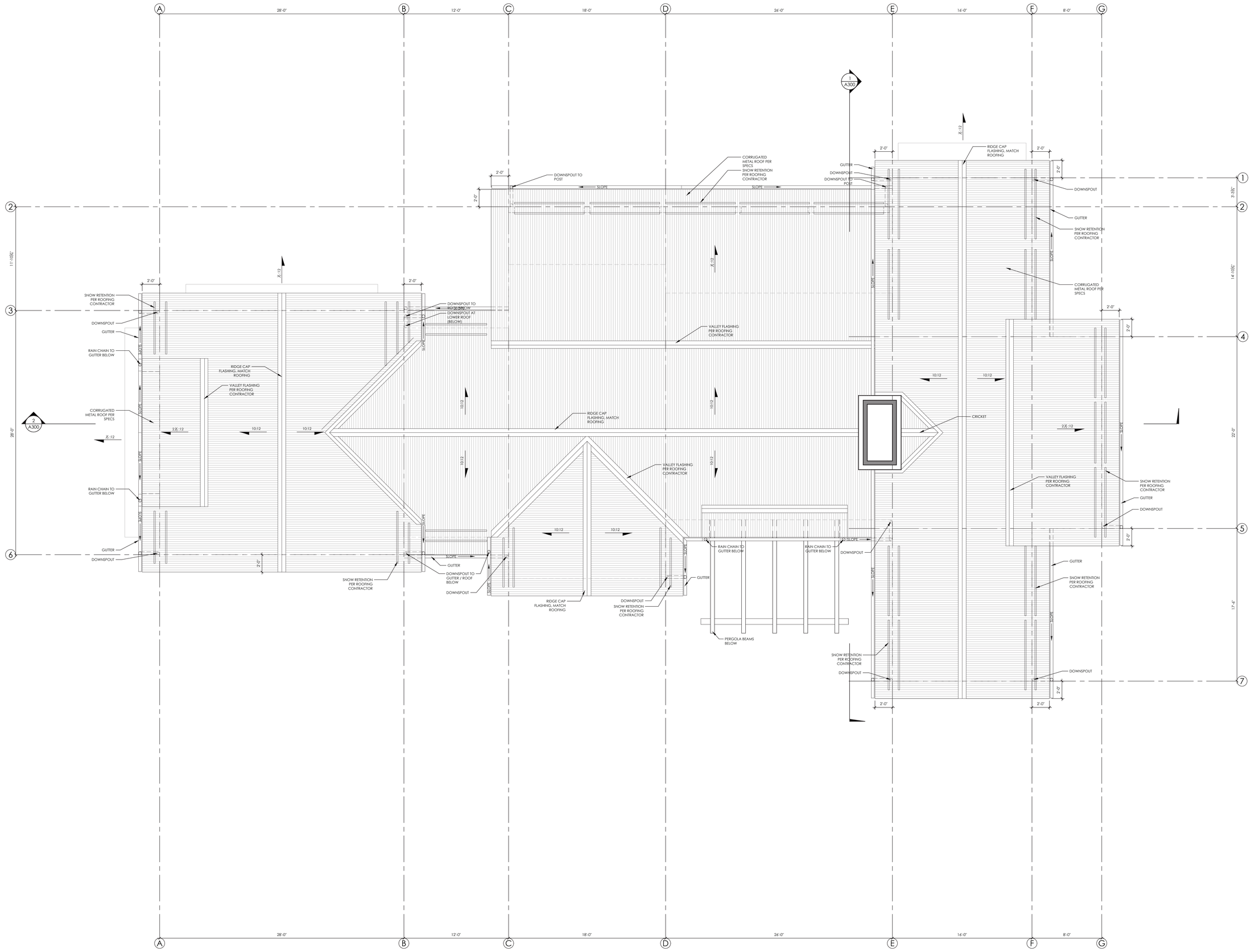
PRELIMINARY :
NOT FOR CONSTRUCTION

MCNEAL
Residence

330 TOPAZ STREET
KETCHUM, ID

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A120
SECOND LEVEL
FLOOR PLAN
1/4" = 1'-0"



PLOT DATE	012326
DESIGN REVIEW	012326
BUILDING PERMIT	
FOR CONSTRUCTION	

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO

PRELIMINARY : NOT FOR CONSTRUCTION

MCNEAL
Residence

330 TOPAZ STREET
KETCHUM, ID

scape design studio
gretchen v. wagner

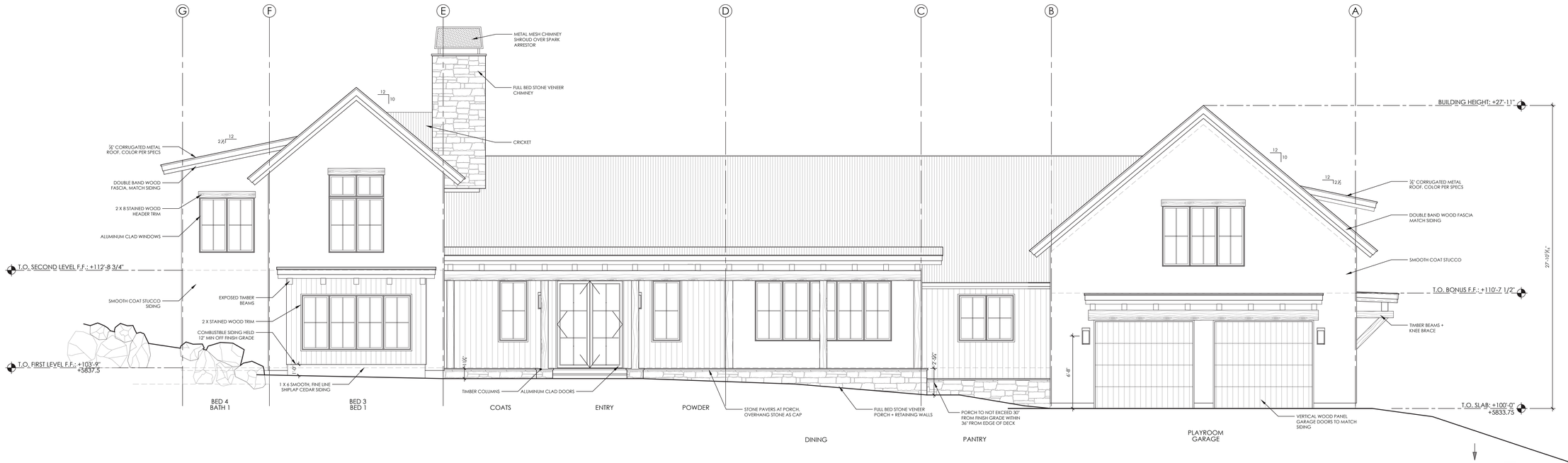
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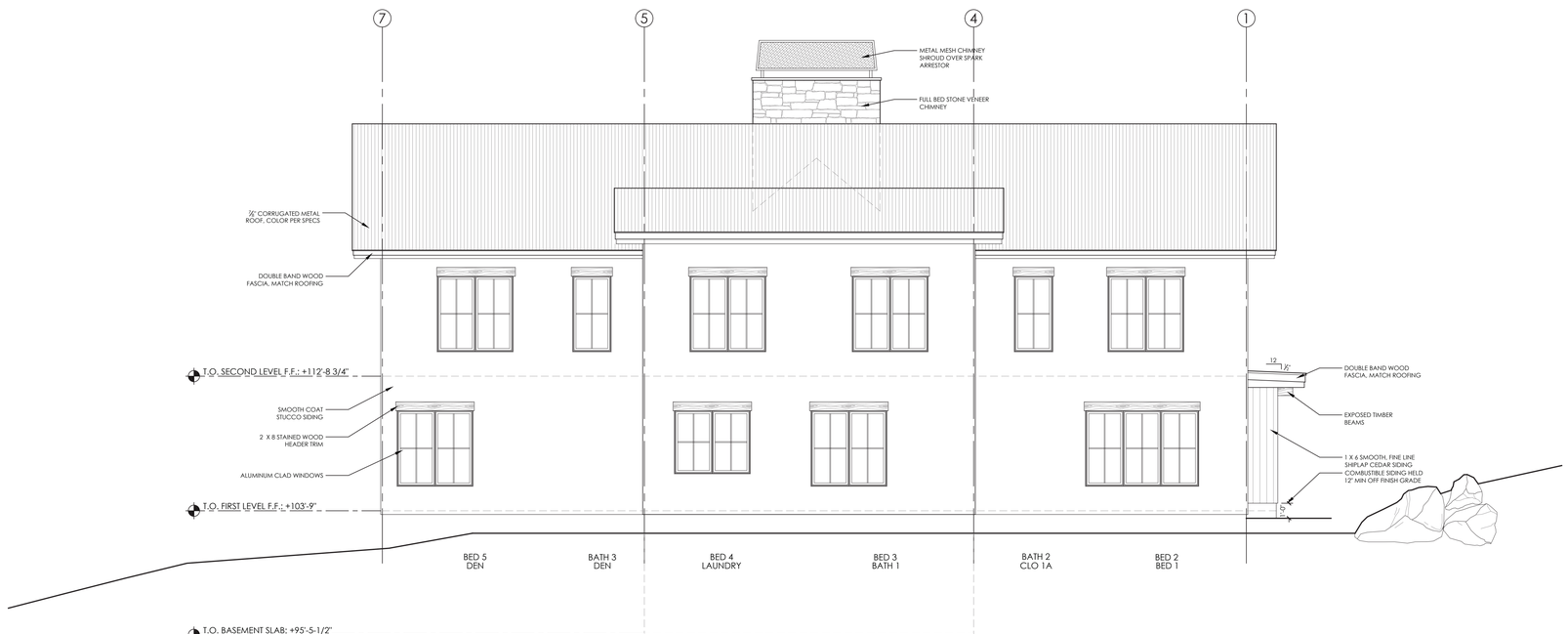
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A130

ROOF PLAN
1/4" = 1'-0"



NORTH EXTERIOR ELEVATION (1)
Scale: 1/4" = 1'-0"



EAST EXTERIOR ELEVATION (2)
Scale: 1/4" = 1'-0"

PLOT DATE	012326
DESIGN REVIEW	012326
BUILDING PERMIT	
FOR CONSTRUCTION	

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO

PRELIMINARY : NOT FOR CONSTRUCTION

MCNEAL
Residence

330 TOPAZ STREET
KETCHUM, ID

scape design studio
ARCHITECTURE + INTERIORS

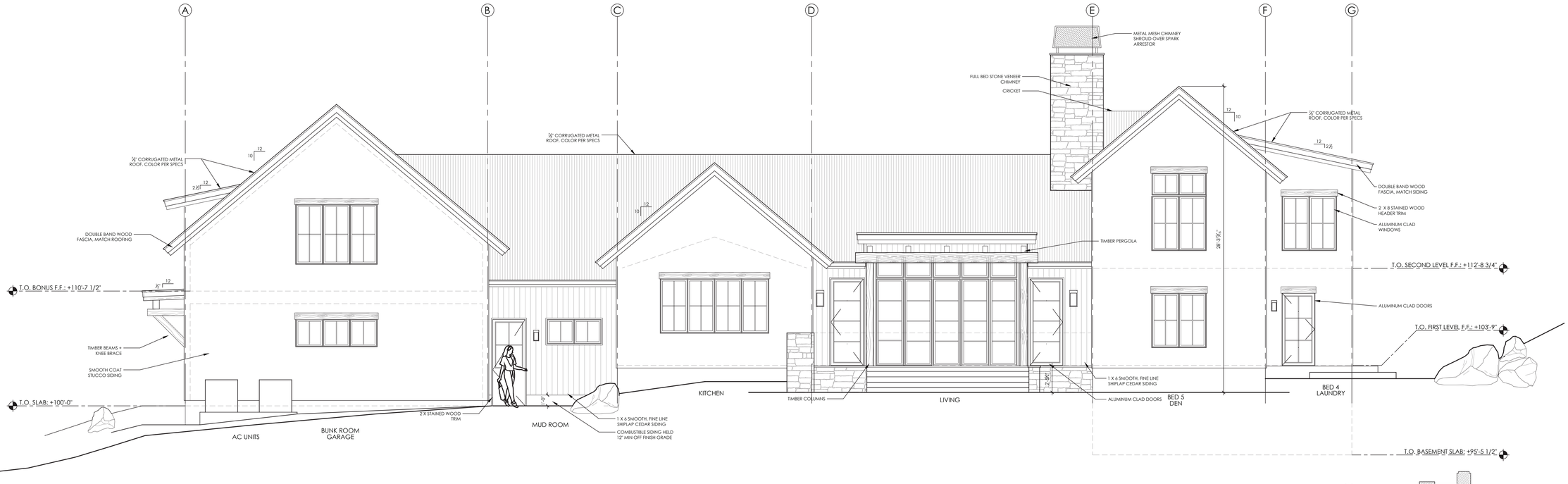
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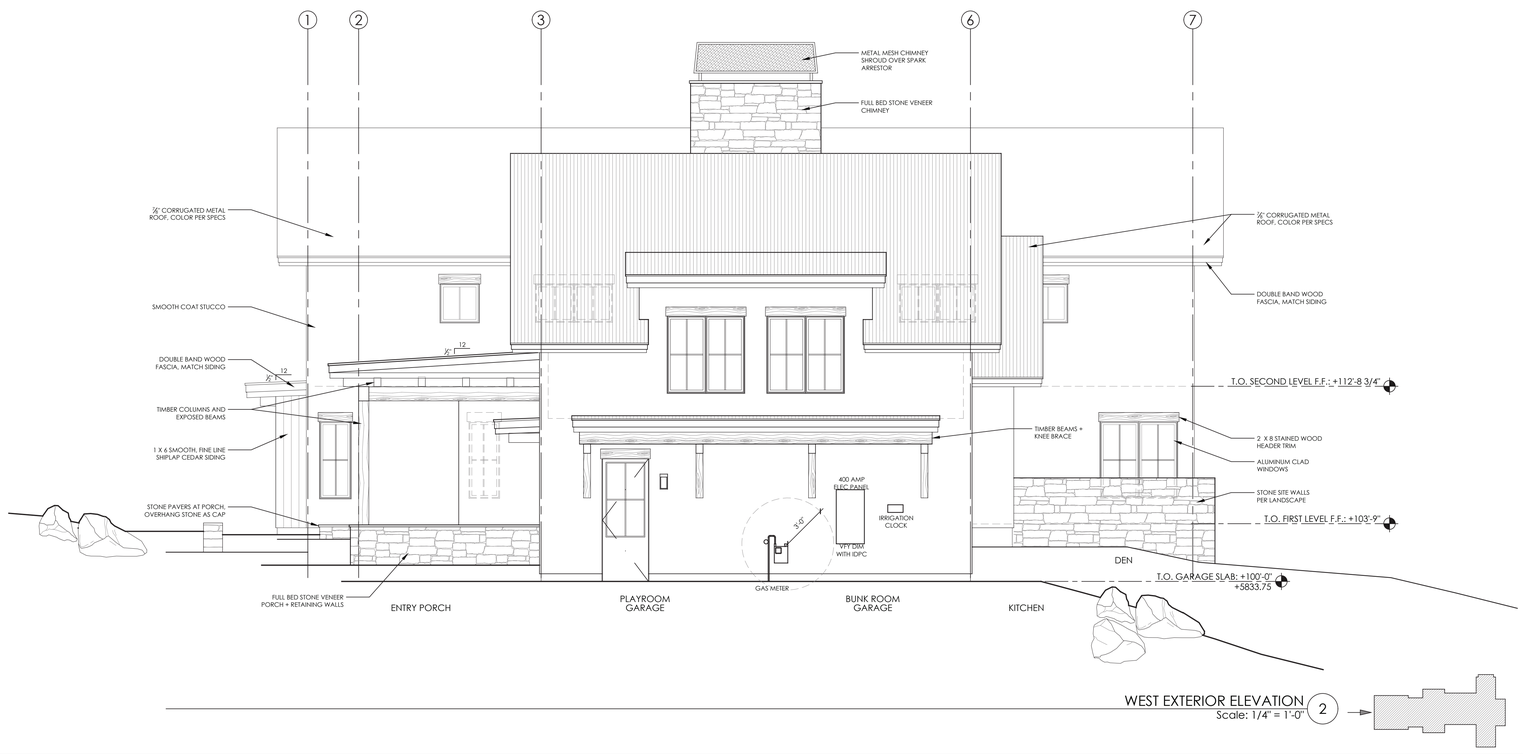
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A210
EXTERIOR ELEVATIONS
1/4" = 1'-0"



SOUTH EXTERIOR ELEVATION (1)
Scale: 1/4" = 1'-0"



WEST EXTERIOR ELEVATION (2)
Scale: 1/4" = 1'-0"

PLOT DATE	012326
DESIGN REVIEW	012326
BUILDING PERMIT	
FOR CONSTRUCTION	

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO

PRELIMINARY : NOT FOR CONSTRUCTION

MCNEAL
Residence

330 TOPAZ STREET
KETCHUM, ID

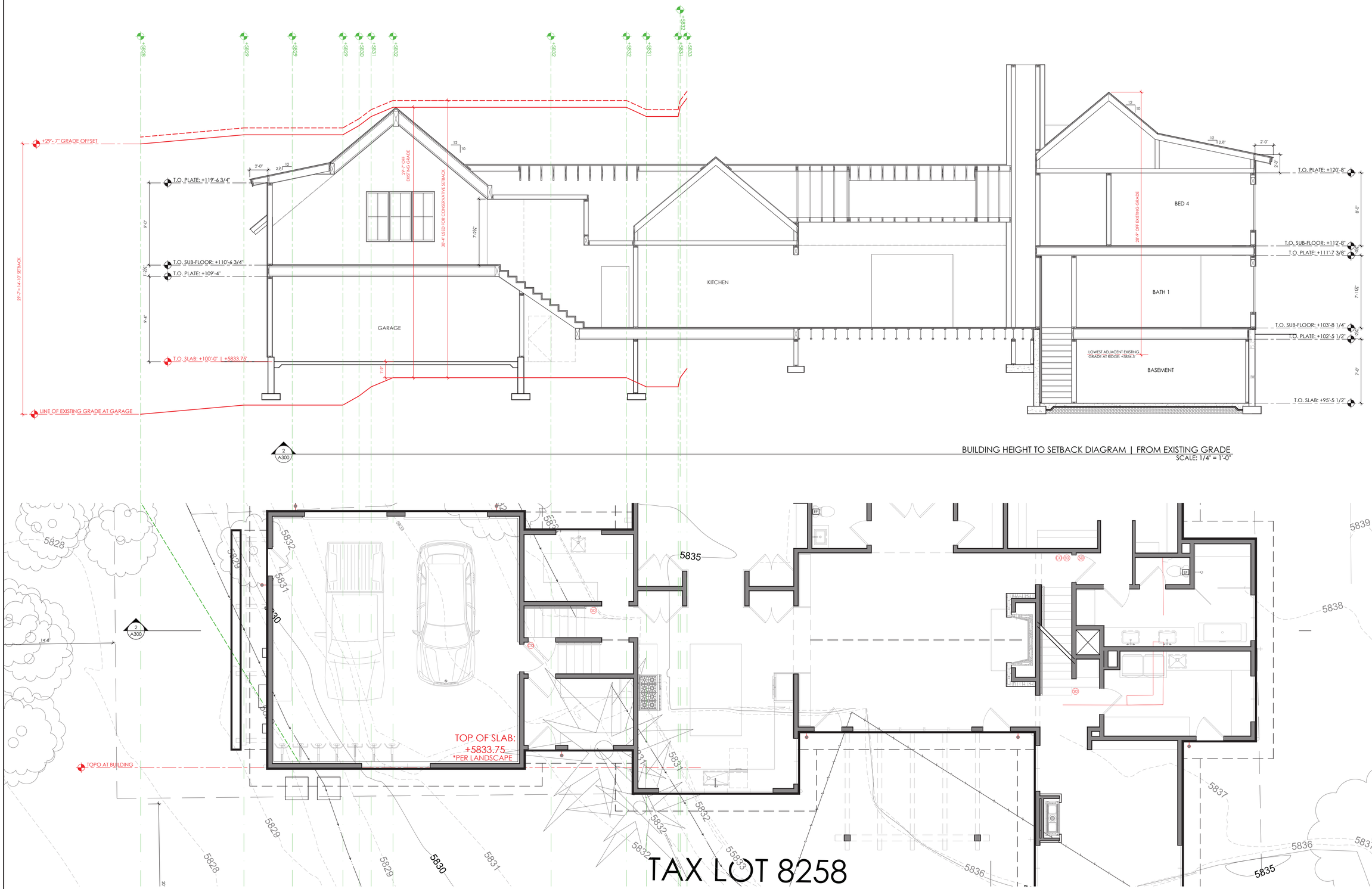
scape design studio
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A220
EXTERIOR ELEVATIONS
1/4" = 1'-0"



BUILDING HEIGHT TO SETBACK DIAGRAM | FROM EXISTING GRADE
SCALE: 1/4" = 1'-0"

PLOT DATE	012326
DESIGN REVIEW	012326
BUILDING PERMIT	
FOR CONSTRUCTION	

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO

PRELIMINARY :
NOT FOR CONSTRUCTION

MCNEAL
Residence

330 TOPAZ STREET
KETCHUM, ID

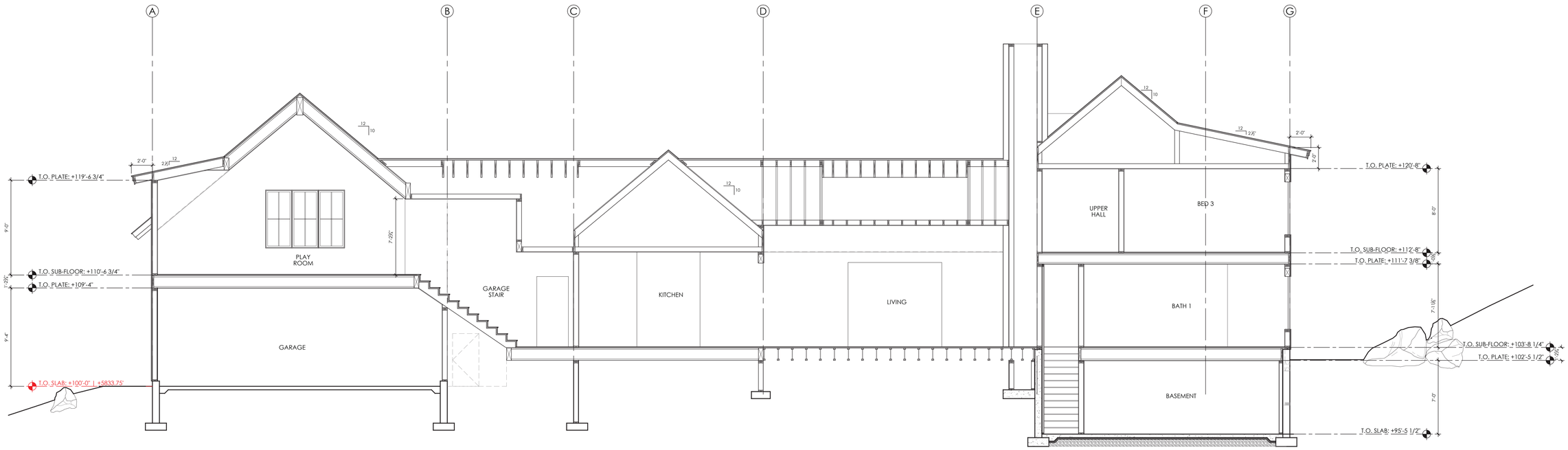
scape design studio
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A300
BUILDING HEIGHT
SETBACK DIAGRAM
1/4" = 1'-0"



1 A300

BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 A300

BUILDING SECTION
SCALE: 1/4" = 1'-0"

PLOT DATE	012326
DESIGN REVIEW	012326
BUILDING PERMIT	
FOR CONSTRUCTION	

LICENSED ARCHITECT
AR 984555
Gretchen V. Wagner
STATE OF IDAHO

PRELIMINARY : NOT FOR CONSTRUCTION

MCNEAL
Residence

330 TOPAZ STREET
KETCHUM, ID

scape design studio
LANDSCAPE ARCHITECTURE

gretchen v. wagner

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A310

BUILDING SECTIONS
1/4" = 1'-0"

Attachment B

Mountain Overlay

Design Review

Supplemental Materials

McNeal Residence
330 Topaz

Mountain Overlay District Design Review Narrative:

We are proposing to demolish an existing single family residence built in 1930 at 330 Topaz Street and to replace it with a new single family residence. Several unique encumbrances exist on this lot:

- The northern Property Boundary of Tax Lot 8258 extends into the extension of Topaz Street.
- The southern Property Boundary of Tax Lot 8259 extends into the paved and unpaved area of Garnet Street
- Tax Lot 8259 is substandard in size for the LR zone and therefore cannot be sold as a buildable lot.
- The City of Ketchum uses the McNeal's property as part of the fire turnaround and plow turnaround for Topaz Street.
- Two irrigation ditches traverse both tax lots
- The garage for the existing home extends considerably into the east setback.

We have reviewed three interdependent processes necessary to complete this project with the City.

1. Neighborhood Meeting
    a. Occurred the 5th of February, 2026
2. Mountain Overlay Design Review
    a. Preliminary and final required. Prelimary Design Review held May 7, 2006. No changes were requested by Commissioners.
3. Subdivision Exception to remove a property line between Tax Lots 8258 and 8259, owned by the McNeals. This MOD application is predicated on the Preliminary Plat being finalized.
    a. Application to be submitted concurrently with MOD Final Design Review Application
    b. Materials included are: Preliminary Plat, Application for Waiver, Lot Book, Subdivision Application Pre-Plat, Waiver Narrative, and Warranty Deed.
4. Demolition of a historic structure.
    a. Following MO Design review and Council approval of the lot consolidation preliminary plat to start the 60 Day noticing period.
5. Building Permit Application
    a. It is understood the Demo permit may not be issued until the complete building permit application is submitted and all fees are paid

Adherence to Mountain Overlay Design Review Standards as follows:

1. The proposed building has no material visual impact on any skyline visible from a public vantage point. The lot is situated at the end of Topaz Street; it does not experience through traffic and is accessed only by the property owner and their guests. It is surrounded by trees, below the grade of the property to the east, and is hardly visible, even in winter, from the Garnet side of the fence (to remain). Only the northeast part of

the lot is in the MOD and is the existing tree line of the adjacent eastern property prevent the proposed design from skylining.

2. Due mostly to the western topography on the lot, there will be some cut and fill to create a building pad, creating a net cut of 7400cy of material. The base elevation of the garage is 3'9" below the elevation of the first floor to better conform with existing topography. Natural boulders are employed to soften the grade changes around the house. The new construction does not materially affect the perception of the hillside from any vantage point.
3. Driveway standards have been met pursuant to Chapter 12.04 as demonstrated on C and L sheets and pursuant to discussions with Ketchum Fire and Streets Departments.
4. Fire access requirements have been met as demonstrated on sheet L110.
5. There are no rock outcroppings being disturbed by this project.
6. Requirements of the IBC and IFC, as adopted and amended by the City of Ketchum, have been met.
7. Public water and sewer requirements have been met. Existing conditions on sheet C200 and new proposed conditions on Sheet C100.
8. Grading and drainage does not adversely affect neighboring properties. See L130.
9. Modification of Topaz roughly follows existing topography and drainage patterns per sheet L120. See added drywells and catch basins on this sheet. Modifications to Topaz include reducing the amount of asphalt unnecessary beyond the fire turnaround (located within the MOD) and widening of the fire turnaround per Ketchum Fire. Driveway is the length minimally necessary to approach the two-car garage. Revegetation within the Limit of Disturbance is irrigated, primarily low combustible, and consistent with vegetation and character of surrounding lots.
10. On this parcel of limited size, the topography is steepest on the west side of Tax Lot 8258, curiously the part that is not in the MOD. The house has been located as far east and north as possible to reduce the amount of grade disturbance and to reduce the complexity of piping both irrigation ditches underground. By doing this, we can avoid building on Tax Lot 8259 while maintaining open space and an existing grove of fruit trees on the west property boundary.
11. None of this property has natural slopes greater than 25%. The steeper sections created by the irrigation ditches will be regraded when they are moved underground.
12. An underground power line will replace the existing overhead power lines per sheet L100.
13. This development is consistent with the values and goals of the Ketchum Comprehensive Plan. The McNeals are a local, full-time family who are employed in and engaged with the community. Their four young children attend local schools. They enjoy the ability to walk to town. While they love their house and property, the aging structure is less than ideal and bursting at the seams as their children grow. The house was designed and revised with peak efficiency in mind. The scale of all rooms and ceilings is diminutive. The building height was kept relatively low to better blend into the hill and to reduce the home's bulk. Traditional gabled building forms, divided lite windows, and wood details on a stucco and stone background are visually low-impact and both consistent and contextual with other residences on Topaz. The front porch is a nod to traditional buildings.

    In conjunction with the construction of the home, several infrastructure improvements are being made that are consistent with Ketchum's Code and Comp Plan. Overhead

power lines will be redirected underground. Irrigation connections will be updated. Ketchum's fire turnaround will be lengthened and widened at the end of Topaz Street. Asphalt at the end of Topaz in the MOD will be reduced and revegetated. The McNeals are stewards of this piece of land and are preserving as much existing landscape as possible. By demolishing the existing house, we are eliminating a non-compliant encroachment on the setback in the MOD. Existing irrigation ditches will be better protected by being rerouted underground on the west side of the properties. Drainage will be improved with catch basins, drywells, and topography. By combining the lots, a non-conforming parcel will be eliminated.

14. Limits of Disturbance are established and defined by fencing in sheet L110.
15. Disturbance is limited to only what is necessary for construction of the house, maintaining as much existing vegetation as possible. Tax Lot 8259 will remain largely untouched.
16. There do not appear to be 'significant landmarks of historical, cultural or community importance' on this property. The house, while built in 1930, is not listed as a Historic Building by the Ketchum Historic Preservation Commission.

330
TOPAZ STREET
MCNEAL RESIDENCE


1


2


3


4


5


6


7

8


9

1 7/8" CORRUGATED METAL ROOF - SPECKLED GALVANIZED

2 STAINED CEDAR DOUBLE BAND FASCIA TO MATCH SIDING, SPECKLED GALVANIZED RUST FLASHING TO MATCH ROOF

3 SMOOTH COAT STUCCO, WARM BEIGE

4 GLEN ROSE | GARDEN CITY GREY LIMESTONE BLEND FULL DEPTH VENEER, AT PORCH PER ELEVATIONS

5 BLEACHED TIMBER COLUMNS AND EXPOSED BEAMS (AT PORCH, PERGOLA, AND ACCENT ROOFS)

6 SIERRA PACIFIC DOUBLE PANE CASEMENT AND DOUBLE HUNG WINDOWS, GULL GREY

7 SMOOTH FINE LINE SHIP LAP CEDAR SIDING | BLEACHED WITH WARM, WEATHERED STAIN (TO MATCH SAMPLE)

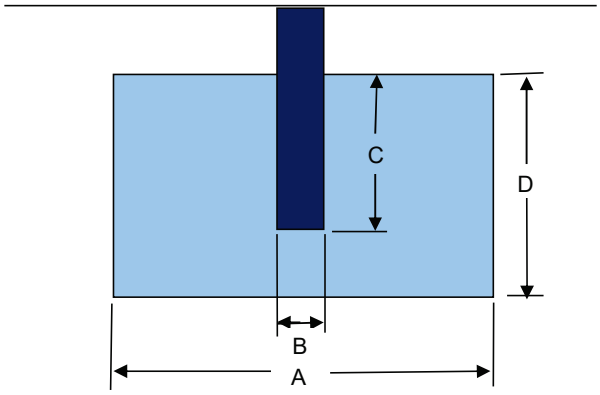
8 VERTICAL WOOD PANEL GARAGE DOOR, MATCH SIDING

9 PLATEK, ETEREA 2700K FULL CUT-OFF FIXTURE, SEE SPEC SHEET

gretchen@scapedesignstudio.com scape design studio 208.720.9714

Owner	Mathew McNeal	Computed by	SS
Project	330 Topaz St	Date	1/21/2026
Project No.	25313		
Drywell	a.		

Storm Duration =	1	hr
Intensity =	1	in/hr
Hardscape Data (pavement, etc.)		
Runoff Area =	0.049	Acres
Runoff Area =	2,150	ft^2
Runoff Coefficient =	0.90	
Softscape Data (lawn, unimproved area)		
Runoff Area =	0.067	Acres
Runoff Area =	2,910	ft^2
Runoff Coefficient =	0.30	
Prorated Surface Coefficients		
Runoff Area =	0.116	Acres
Runoff Area =	5,060	ft^2
Runoff Coefficient =	0.554941	
Drain Bed Voids =	40	%
Infiltration Rate =	12	in/hr



Drywell Dimensions =		
A=	8	ft
B=	2	ft
C=	9	ft
D=	12	ft

Bottom Area (A_b) =	39.48	ft^2
Sidewall Area (A_s) =	150.80	ft^2
Volume Rock =	445.47	ft^2
Volume Pipe =	28.27	ft^2

Q_{peak}= C*I*A= 0.07 cfs

Runoff Volume = Q_{peak}*Time = 234.00 ft^3 Volume of water that needs to be infiltrated for the 1 hour storm

Perc Area = A_b+x*A_s x= 20 % Percentage of walls that water will infiltrate out of

Perc Area = 69.64 ft^2 Surface area available for water to flow from the drywell and infiltrate

Perc Volume = 69.64 ft^3 Volume of water infiltrated during 1 hour storm

Storage Required = Runoff Volume- Perc Volume
164.36 ft^3 You need to store the portion of the storm that will not infiltrate

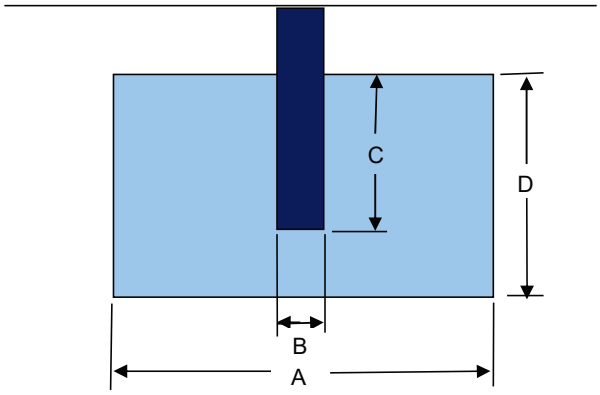
Storage Volume = (V_r*Void Ratio)+V_p
206.46 ft^3 Storage available in drywell

Storage Required - Storage Volume
-42.10 ft^3 **must be less than zero**

Compares required storage with provided storage.
If provided storage is greater, number will be negative
and the drywell is adequately sized.

Owner	Mathew McNeal	Computed by	SS
Project	330 Topaz St	Date	1/21/2026
Project No.	25313		
Drywell	b.		

Storm Duration =	1	hr
Intensity =	1	in/hr
Hardscape Data (pavement, etc.)		
Runoff Area =	0.037	Acres
Runoff Area =	1,616	ft^2
Runoff Coefficient =	0.90	
Softscape Data (lawn, unimproved area)		
Runoff Area =	0.004	Acres
Runoff Area =	180	ft^2
Runoff Coefficient =	0.30	
Prorated Surface Coefficients		
Runoff Area =	0.041	Acres
Runoff Area =	1,796	ft^2
Runoff Coefficient =	0.839866	
Drain Bed Voids =	40	%
Infiltration Rate =	12	in/hr



Drywell Dimensions =		
A=	6	ft
B=	2	ft
C=	9	ft
D=	10	ft

Bottom Area (A_b) =	22.21	ft^2
Sidewall Area (A_s) =	94.25	ft^2
Volume Rock =	193.79	ft^2
Volume Pipe =	28.27	ft^2

Q_{peak}= C*I*A= 0.03 cfs

Runoff Volume = Q_{peak}*Time = 125.70 ft^3 Volume of water that needs to be infiltrated for the 1 hour storm

Perc Area = A_b+x*A_s x= 20 % Percentage of walls that water will infiltrate out of

Perc Area = 41.06 ft^2 Surface area available for water to flow from the drywell and infiltrate

Perc Volume = 41.06 ft^3 Volume of water infiltrated during 1 hour storm

Storage Required = Runoff Volume- Perc Volume

84.64 ft^3 You need to store the portion of the storm that will not infiltrate

Storage Volume = (V_r*Void Ratio)+V_p

105.79 ft^3 Storage available in drywell

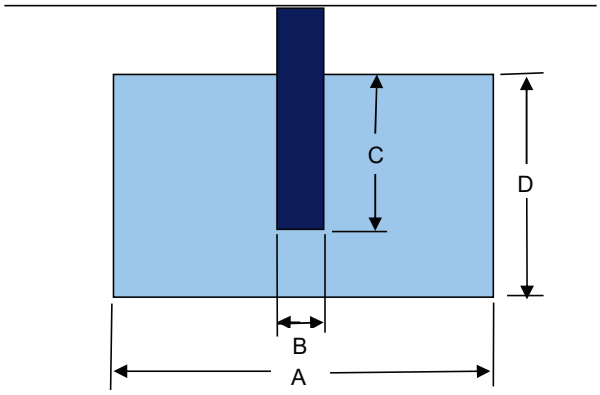
Storage Required - Storage Volume

-21.15 ft^3 **must be less than zero**

Compares required storage with provided storage.
If provided storage is greater, number will be negative
and the drywell is adequately sized.

Owner	Mathew McNeal	Computed by	SS
Project	330 Topaz St	Date	1/21/2026
Project No.	25313		
Drywell	c.		

Storm Duration =	1	hr
Intensity =	1	in/hr
Hardscape Data (pavement, etc.)		
Runoff Area =	0.059	Acres
Runoff Area =	2,580	ft^2
Runoff Coefficient =	0.90	
Softscape Data (lawn, unimproved area)		
Runoff Area =	0.039	Acres
Runoff Area =	1,695	ft^2
Runoff Coefficient =	0.30	
Prorated Surface Coefficients		
Runoff Area =	0.098	Acres
Runoff Area =	4,275	ft^2
Runoff Coefficient =	0.662105	
Drain Bed Voids =	40	%
Infiltration Rate =	12	in/hr



Drywell Dimensions =		
A=	8	ft
B=	2	ft
C=	9	ft
D=	10	ft

Bottom Area (A_b) =	39.48	ft^2
Sidewall Area (A_s) =	125.66	ft^2
Volume Rock =	366.51	ft^2
Volume Pipe =	28.27	ft^2

Q_{peak}= C*I*A= 0.07 cfs

Runoff Volume = Q_{peak}*Time = 235.88 ft^3 Volume of water that needs to be infiltrated for the 1 hour storm

Perc Area = A_b+x*A_s x= 20 % Percentage of walls that water will infiltrate out of

Perc Area = 64.61 ft^2 Surface area available for water to flow from the drywell and infiltrate

Perc Volume = 64.61 ft^3 Volume of water infiltrated during 1 hour storm

Storage Required = Runoff Volume- Perc Volume
171.26 ft^3 You need to store the portion of the storm that will not infiltrate

Storage Volume = (V_r*Void Ratio)+V_p
174.88 ft^3 Storage available in drywell

Storage Required - Storage Volume
-3.61 ft^3 **must be less than zero**

Compares required storage with provided storage.
If provided storage is greater, number will be negative
and the drywell is adequately sized.

City of Ketchum Building Permit: Exterior Lighting Submittal Requirements

(For Commercial and Residential)

Address: 330 TOPAZ

17.132.010 C.1: All existing lighting located on a subject property that is part of an application for a city planning department design review, conditional use, subdivision permit, or building permit is required to be brought into conformance with this chapter. Conformity shall occur prior to issuance of a certificate of occupancy, final inspection or final plat recordation, when applicable. For other permits, the applicant shall have a maximum of thirty (30) days from date of permit issuance to bring the lighting into conformance.

In addition to completing the tables below, you will need to submit **manufacturers' product specification sheets** for all proposed outdoor lighting. All applications for design review, conditional use, subdivision and/or building permits shall include lighting plans showing location, type, height, color temperature, lumen output and amount of all proposed and existing fixtures. Complex uses may require additional information.

Proposed Lighting:				
Fixture Model or Description	**No. of Fixtures**	**Shielded (Y/N)**	**Full cutoff fixture (Y/N)**	**Light Color (Kelvin)**
Ex: SPJ-GDG-30W-SQ-SH	*3*	*Y*	*y*	*2700*
Eterea 94 14 999 sconc	9	Y	Y	2700
SPJ-SQ100-1-DS Path	3	Y	Y	2700
Existing Exterior Lighting (complete to the best of your knowledge):				
Fixture Description	**No. of Fixtures**	**Shielded (Y/N)**	**Full cutoff fixture (Y/N)**	**Light Color (Kelvin)**

**If you need additional space to detail your exterior lighting fixtures, please submit on a separate page*

Exterior Lighting Requirements (Chapter 17.132 Dark Skies)

- **Exterior Lighting Fixtures.** All exterior lighting fixtures shall be full cutoff fixtures with the light source fully shielded, except as exempted in Chapter 17.132.
- **Color Temperature.** All exterior lighting shall utilize light sources not to exceed 2700 kelvin. Correlated color temperature refers to the 'color' of the light emitted. It is indicated on light packaging.
- **Light trespass.** All existing and/or new exterior lighting shall not cause light trespass and shall protect adjacent properties from glare and excessive lighting. Reference Chapter 17.132.030.B. Figure 1: Light Trespass Matrix for maximum foot-candle limits.
- **Uplighting.** Uplighting is prohibited in all zoning districts, except as where permitted in Chapter 17.132.
- **Prohibited Lights.** Any light source that does not meet the requirements of this chapter. Searchlights, beacons, and other high-intensity light fixtures. Except as otherwise allowed by this title, any lighting that is flashing, blinking, rotating, chasing, or rapidly changing in color or intensity is prohibited.
- **Nonessential Exterior Lighting. A**ll nonessential exterior commercial and residential lighting shall be turned off after business hours and/or when not in use. Lights on a timer shall be used. Sensor activated lights shall be used to replace existing lighting that is desired for security purposes.
- **Any other standard found applicable to the proposed exterior lighting.**

Please call the City of Ketchum Planning and Building Department if you have any questions. 208.726.7801

Eterea

94 14 999



Eterea L StS wall mounted
32 LED - 2700K - Diffuse

Source power type	32 LED
Color temperature	2700K
CRI	>90
MCADAMS	3
LM 80/TM-21	L80B10@>60Kh

System wattage	17,50 W
System lumen	570 lm
Maximum intensity	418 cd/klm
Beam angle	Diffuse

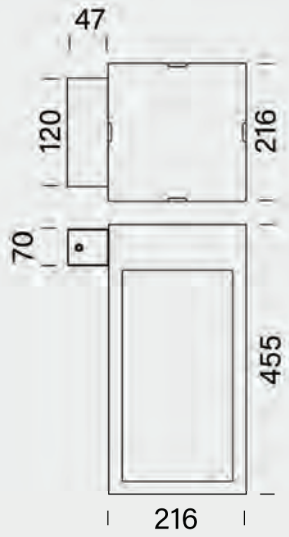
LED wattage	17,50 W
LED lumen	2031 lm

Power Supply	220 ÷ 240V
Operating frequency	50/60 Hz
Power factor	0,90
Dimming	TRIAC
Safety class	I
Wiring	External
Number and conductor size	3 x 1.0000 mm^2
Cable length	50,00 mm
Cable type	H05RN-F
Connector	IP68 - In line

Protection Rating	IP65
Breaking Strength	IK08

Diffuser type	Painted extra-clear glass
Diffuser thickness	8.0000 mm

Technical dimensions



Finishes

.07 Corten

.08 Anthracite

Finishes available upon request

.01 Black

.02 White

.04 Green Forest

.05 Rose Ballerina

.06 Grey

.09 Bronze



Eterea takes inspiration from the classic lantern, proposed in its essential forms. Ancient memories are constituted by pure and geometric lines, able to create an incorporeal volume, made up only of light. By its diffused light, it perfectly fits on terraces, gardens and arcades. Eterea just like the classic lanterns, can be placed directly on the ground or fixed to a wall by its bracket. Eterea is now also available in small, medium and large battery-powered version.

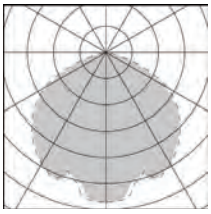
Certificates

CE UKCA

Product features

AISI 430 stainless steel body. No visible screws. A4 Stainless steel screws. The product is painted following a continuous two step paint process (epoxy-based primer + polyester-based colour finish), which allows to generate a single thick protective coating which then generates aprotective barrier against atmospheric agents and UV rays. Before fixing the diffuser on the Platek products a Pre-treatment using an atmospheric pressure plasma process is carried out on the surface. The process activates the ionic load on the surface exactly where it is needed, thus promoting the best silicone grip possible and removing any residual release of agents for a longer lasting seal. The next steps are the coating of silicone and the assembly of the diffuser on the lighting fixture, with an automated process to guarantee the perfect sealing of the lamp.

Lighting information



Flow / Power Graph

Beam angle	Diffuse
ULOR	0,00%
BUG	B0 U0 G0
N3	99,00%

System wattage	17,50 W
System lumen	570 lm
Maximum intensity	418 cd/klm

Technical shipping information

Net weight	5,20 kg
Gross weight	6,20 kg
Packaging width	300 mm
Packaging height	300 mm
Packaging depth	500 mm



Eterea M StS wall mounted
1 COB LED - 2700K - Diffuse

Source power type	1 COB LED
Color temperature	2700K
CRI	>80
MCADAMS	3
LM 80/TM-21	L80B10@>60Kh

System wattage	9,60 W
System lumen	370 lm
Maximum intensity	400 cd/klm
Beam angle	Diffuse

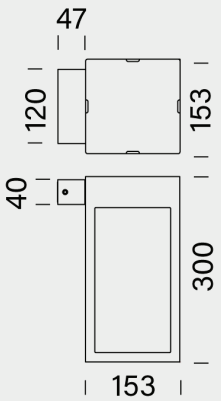
LED wattage	9,60 W
LED lumen	724 lm

Power Supply	220 ÷ 240V
Operating frequency	50/60 Hz
Power factor	0,99
Dimming	TRIAC
Safety class	I
Wiring	External
Number and conductor size	3 x 1.0000 mm^2
Cable length	200,00 mm
Cable type	H05RN-F
Connector	IP68 - In line

Protection Rating	IP65
Breaking Strength	IK08

Diffuser type	Painted extra-clear glass
Diffuser thickness	5.0000 mm

Technical dimensions



Finishes

.07 Corten

.08 Anthracite

Finishes available upon request

.01 Black

.02 White

.04 Green Forest

.05 Rose Ballerina

.06 Grey

.09 Bronze

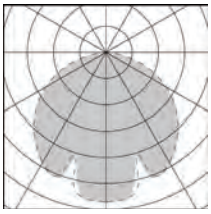


Eterea takes inspiration from the classic lantern, proposed in its essential forms. Ancient memories are constituted by pure and geometric lines, able to create an incorporeal volume, made up only of light. By its diffused light, it perfectly fits on terraces, gardens and arcades. Eterea just like the classic lanterns, can be placed directly on the ground or fixed to a wall by its bracket. Eterea is now also available in small, medium and large battery-powered version.

Product features

AISI 430 stainless steel body. No visible screws. A4 Stainless steel screws. The product is painted following a continuous two step paint process (epoxy-based primer + polyester-based colour finish), which allows to generate a single thick protective coating which then generates aprotective barrier against atmospheric agents and UV rays. Before fixing the diffuser on the Platek products a Pre-treatment using an atmospheric pressure plasma process is carried out on the surface. The process activates the ionic load on the surface exactly where it is needed, thus promoting the best silicone grip possible and removing any residual release of agents for a longer lasting seal. The next steps are the coating of silicone and the assembly of the diffuser on the lighting fixture, with an automated process to guarantee the perfect sealing of the lamp.

Lighting information



Flow / Power Graph

Beam angle	Diffuse
ULOR	0,00%
BUG	B0 U0 G0
N3	96,00%

System wattage	9,60 W
System lumen	370 lm
Maximum intensity	400 cd/klm

Technical shipping information

Net weight	2,60 kg
Gross weight	3,00 kg
Packaging width	250 mm
Packaging height	250 mm
Packaging depth	440 mm

Gretchen Wagner

From: Mike Goitiandia <mike@clearcreekdisposal.com>
Sent: Tuesday, March 3, 2026 4:43 PM
To: Gretchen Wagner
Cc: Sarah Arthur
Subject: FW: 330 Topaz
Attachments: MCNEAL L100.pdf; MCNEAL L110.pdf; MCNEAL A110.pdf

Gretchen,
Clear Creek has the capacity to service the residence. Also, do you need a formal letter or is this email ok?
The cart(s) look like they will be kept in the garage and service will happen at the corner of the street and Topaz.
Let me know if you have any questions and on the formal letter or not.
Thanks!
Mike

From: Sierra Beck <sbeck@ccdisposal.com>
Sent: Monday, March 2, 2026 1:34 PM
To: Mike Goitiandia <mike@clearcreekdisposal.com>; Lacie Figgat <lfiggat@clearcreekdisposal.com>
Subject: Fw: 330 Topaz

Hello,

This is from Grechen Wagner. I spoke with her earlier today.
Please read this and we can get back to her

Sierra Beck
PO Box 130 Ketchum, ID 83340
208-726-9600

CLEAR CREEK DISPOSAL

From: Gretchen Wagner <gretchen@scapedesignstudio.com>
Sent: Monday, March 2, 2026 12:07 PM
To: Sierra Beck <sbeck@ccdisposal.com>
Cc: Sarah Arthur <sarah@scapedesignstudio.com>
Subject: 330 Topaz

You don't often get email from gretchen@scapedesignstudio.com. Learn why this is important

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Hi there,
Thanks for taking my call. Owners of this property are Matt and Kathryn McNeal, who currently have a service contract with you.

Below is the request from the City of Ketchum for a new house (to replace and existing occupied one) at 330 Topaz.

2. **Comment:** KMC §16.04.080.C.5.g requires that garbage storage areas be screen view. While staff assumes the garbage bins will be stored in the garage, the garba area was not identified on the project plans submitted with the Preapplication.

Action Required at Final MO Design Review

- Clearly identify the location of the proposed garbage storage area on the p
- Submit written verification from Clear Creek Disposal confirming their app garbage disposal plan and ability to provide service to the new home.

Attached are:
L100 showing existing conditions with the current house.
L110 showing new house and modified street and fire turnaround
A110 showing first floor plan with trash bin in the relocated garage.

The owner will continue to put the bin at the street for pickup. Historically, the fire turnaround, as shown in the attached site plan, could be used to turn the truck around. I'm assuming service would continue in the same manner once the new house is constructed.

Would you please provide a letter to me that satisfies the City's requirements? Dumpster for construction activities will be arranged by the builder separately.

Thank you,
Gretchen

gretchen v. wagner
principal, NCARB, AIA

scape design studio, inc.
371 north main, suite 202 | po box 2640 |ketchum, id 83340
208.720.9714 m | 208.622.7227 o | gretchen@scapedesignstudio.com

Gretchen Wagner

From: Robin Story <robin@svcustombuilders.com>
Sent: Monday, March 2, 2026 3:19 PM
To: Gretchen Wagner
Subject: FW: Idaho Power to 330 Topaz St, Ketchum

Hi Gretchen,

Please see the email from Idaho Power regarding the new transformer at the McNeal Residence.

Thanks,
Robin

From: Bennett, Cheryl <CBennett2@idahopower.com>
Date: Monday, March 2, 2026 at 3:14 PM
To: Robin Story <robin@svcustombuilders.com>
Subject: Idaho Power to 330 Topaz St, Ketchum

Hi Robin,

I have reviewed the initial civil site plan provided by Galena-Benchmark Engineering page C1.00 showing the transformer located off the customer driveway to the south. As you know, I have not completed my design yet, but the location provided on the civil is acceptable to IPCO.

We will face the transformer to the north (towards driveway) and landscaping can be done on sides and rear of transformer. We will require 10' to the front of the transformer (which the driveway, gives us that clearance to work on).

If there are any changes to the above plan as you move through the city permitting process, I would need to know about those changes prior to final design.

Please let me know if you have any questions.

Cheryl Bennett
Senior Distribution Designer
Idaho Power | COBD
Office 208-788-8058 | Mobile 208-721-8822
11831 Highway 75 | Hailey, ID | 83333

IDAHO POWER LEGAL DISCLAIMER

This transmission may contain information that is privileged, confidential and/or exempt from disclosure

Gretchen Wagner

From: Matt McNeal <matthewmcneal@gmail.com>
Sent: Tuesday, January 27, 2026 10:15 PM
To: Gretchen Wagner; Ashley Boand; Jeff Lamoureux
Subject: Fwd: Asphalt removal

See below for the written approval from our neighbor for vacating the easement and approval of the site work on Topaz.

Glad to check that box, thanks

Matt

Begin forwarded message:

> **From:** phirby@aol.com
> **Date:** January 27, 2026 at 6:47:19 PM MST
> **To:** matthewmcneal@gmail.com
> **Subject: Asphalt removal**
>
> Dear Matt
> You have my permission to remove the asphalt on the abandoned eastern end of Topaz Street and to add width to the existing roadway in order to meet the minimum fire turnaround requirement..I also approve the abandonment of the unused easement across the 330 Topaz lot meant for water utility access.
> Sincerely, Pamela Irby

Affidavit of Neighborhood Meeting

Property Information

Property Owner:	Matthew & Kathryn McNeal
Property Address:	330 Topaz Street
Legal Description:	Ketchum FR SESW TL 8258 & 8259 SEC 13 4N 18E
Parcel Number: RPK	4N1801803SB

Neighborhood Meeting Information

Location:	330 Topaz St
Time:	8:30 am
Date:	Feb 5, 2026
Project Name:	McNeal Residence

Please initial and fill below:

MM I have thoroughly read and fully understand Ketchum Municipal Code Title 16, Section 16.07.020.B "Neighborhood Meeting".

MM I acknowledge that a neighborhood meeting was held in accordance with the requirements of Ketchum Municipal Code Title 16, Section 16.07.020.B.3.

MM I acknowledge that the attached neighborhood meeting sign-in sheet is a true and accurate list of the neighborhood meeting attendees.

MM I acknowledge that notice of the neighborhood meeting was provided to surrounding property owners within the required notification radius and timeframe as required for public hearings.

19 Number of Properties Notified Owners - some own multiple properties

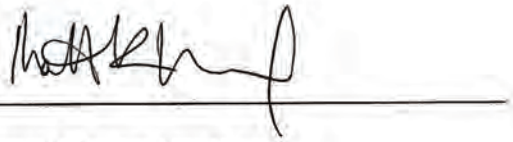
1/21/2026 Date of Notification

MM I acknowledge that the neighborhood meeting presented the proposed project and attendees were given an opportunity to ask questions and provide comments regarding the proposed project.

MM I acknowledge that holding a neighborhood meeting does not imply approval or support of the proposed project by attendees, staff, or the reviewing authority.

MM I acknowledge that the project may be revised following the neighborhood meeting and during the formal review process.

MM I acknowledge that the neighborhood meeting is a procedural requirement and does not replace the public hearing or formal public notice process associated with the application.



Property Owner Signature

2/26/2026

Date

STATE OF ID, County of BLAINE

On this 26 day of February, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Matthew McNey known or identified to me to be the person whose name is subscribed to the within instrument.

WITNESS my hand and seal the day and year in this certificate first above written.

Residing at: 102 Bradford Highlands La Hailey, ID 83333

Notary Public for IDAHO (State) Commission Expires: 04/19/2031

IAN JAMESON
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20190765

Dear Neighbors,

As most of you know, Kathryn and I have been working on building a new house to replace our existing home at 330 Topaz Street. We are excited to get started on our project this spring.

Because part of our lot falls into the Mountain Overlay District, we are required by the city to offer a Neighborhood Meeting to property owners within 300' of our property, hence why you are receiving this notice.

We are hosting a Neighborhood Meeting at our property, 330 Topaz Street, Ketchum, ID 83340 on Thursday, February 5 at 8:30 am for any neighboring property owners who would like to attend.

We are planning to demolish the current house and replace it with a new house in generally the same building footprint.

If you would like to discuss our project beforehand, please don't hesitate to get in touch.

Thank you and sincere regards,

The McNeal Family

Matt, Kathryn, Marie, Arthur, William and Harry

matthewmcneal@gmail.com
208-720-3783

kathrynCmcneal@gmail.com
508-728-9404

Gretchen Wagner

From: Matt McNeal <matthewmcneal@gmail.com>
Sent: Thursday, February 5, 2026 11:58 AM
To: Gretchen Wagner
Subject: Re: neighbors

Just forwarded the one written response we got. I received phone calls from Nona "Happy" Fitzgerald and from Bill and Annie Vanderbilt.
Both Happy and Annie were out of town today but expressed strong support and wished us the best.

On Thu, Feb 5, 2026 at 11:48 AM Gretchen Wagner <gretchen@scapedesignstudio.com> wrote:

> Hi Matt,
>
> Thanks for the meeting this morning. Could you please send me the correspondence you received from the neighbors that didn't attend. Since it was all positive, I'd like to include it with the sign-in sheet from the meeting when I upload to Ketchum.
>
> Thanks,
>
> Gretchen
>
> Gretchen Wagner, AIA, NCARB
>
> Principal
>
> scape design studio, inc.
>
> PO Box 2640 | 371 North Main, Suite 202 | Ketchum, ID 83340
>
> 208.720.9714 m | 208.622.7227 o | gretchen@scapedesignstudio.com

Attachment C

Lot Consolidation

Preliminary Plat

A PRELIMINARY PLAT SHOWING

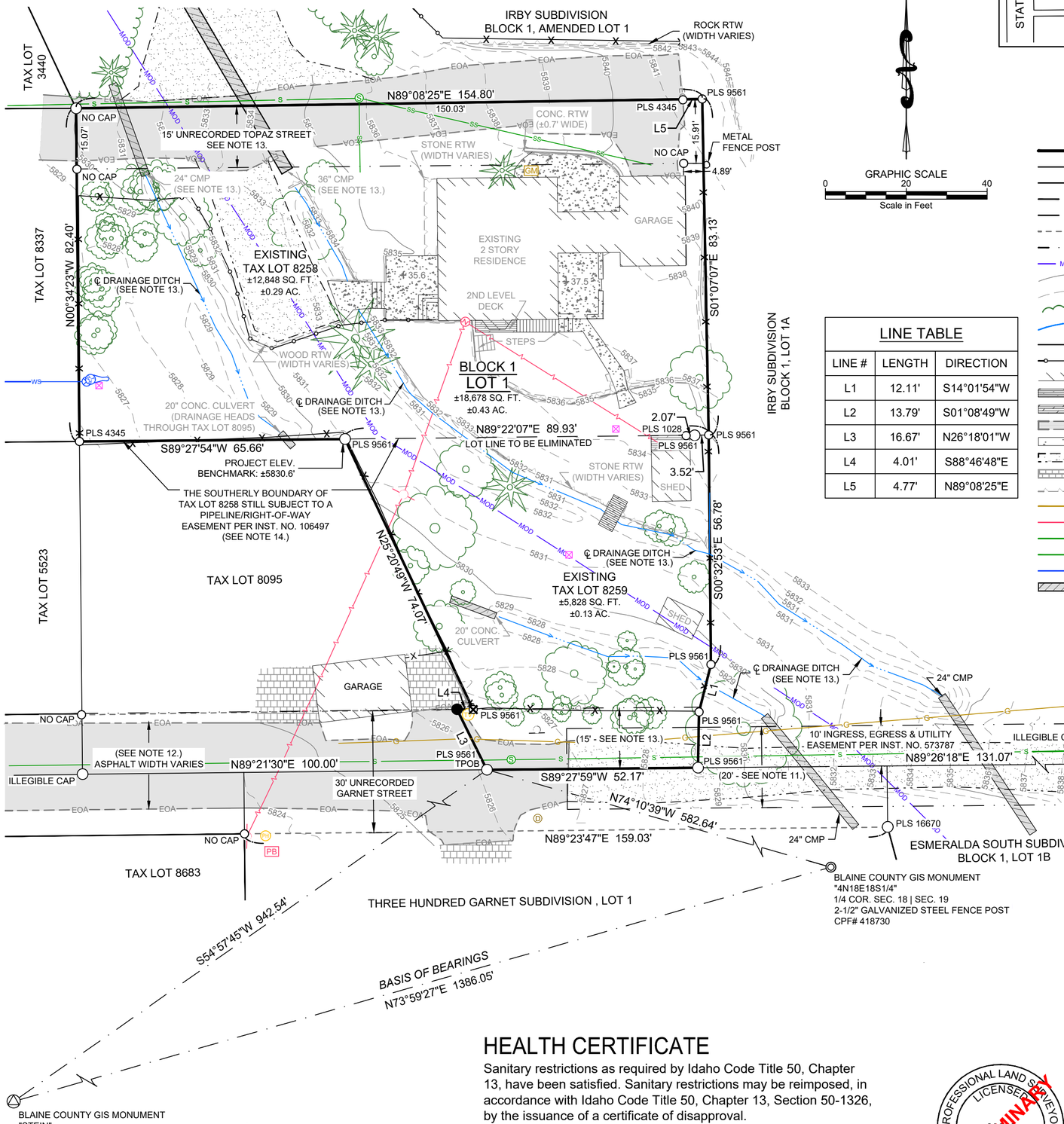
MCNEAL SUBDIVISION

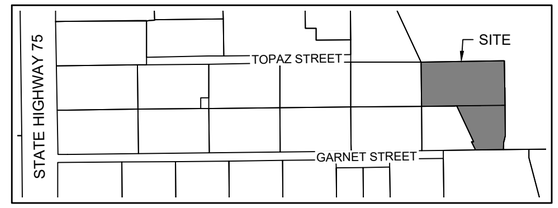
WHEREIN THE BOUNDARY COMMON TO TAX LOTS 8258 & 8259 IS ELIMINATED.
LOCATED WITHIN T.4N., R.18E., SECTION 18, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

JANUARY 2026

SURVEY NARRATIVE & NOTES

1. THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. THE MISSING MONUMENT TO BE SET FOR UPCOMING FINAL PLAT WAS REESTABLISHED USING A DISTANCE-DISTANCE INTERSECTION.
2. REFERENCED DOCUMENTS USED IN THE COURSE OF THE SURVEY:
   2.A. RECORD OF SURVEY, INST. NO. 386100
   2.B. PLAT OF ESMERALDA SUBDIVISION, INST. NO. 386969;
   2.C. RECORD OF SURVEY, INST. NO. 498444;
   2.D. PLAT OF REVISED TAX LOTS 2420 & 2421, INST. NO. 550785;
   2.E. RECORD OF SURVEY, TAX LOTS 2426 & 8096, INST. NO. 572706;
   2.F. RECORD OF SURVEY, TAX LOTS 2426 & 8096, INST. NO. 577521;
   2.G. PLAT OF IRBY SUBDIVISION: LOT 1, INST. NO. 573787;
   2.H. PLAT OF ESMERALDA SOUTH SUBDIVISION: LOT 1B, INST. NO. 583117;
   2.I. PLAT OF THREE HUNDRED GARNET SUBDIVISION: LOT 1, INST. NO. 583118;
   2.J. PLAT OF LOT 1A, IRBY SUBDIVISION, INST. NO. 588845;
   2.K. RECORD OF SURVEY, INST. NO. 652396;
   2.L. RECORD OF SURVEY OF A PORTION OF LOT 2, BLOCK 1, ESMERALDA SOUTH SUBDIVISION INST. NO. 679252;
   2.M. RECORD OF SURVEY OF LOT 1B, BLOCK 1, ESMERALDA SOUTH SUBDIVISION, INST. NO. 694628;
   2.N. RECORD OF SURVEY, INST. NO. 706238;
   2.O. WARRANTY DEED, INST. NO. 607747;
   - RECORDS OF BLAINE COUNTY, IDAHO.
3. DISTANCES SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS AND/OR WARRANTY DEED.
4. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN FEET.
5. VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID18) DATUM UTILIZING SMARTNET CORS STATION IDKM. SEE PROJECT ELEVATION BENCHMARK..
6. A TITLE POLICY LOT BOOK REPORT ON THE SUBJECT PROPERTY WAS SUBMITTED TO GALENA-BENCHMARK ENGINEERING BY PIONEER TITLE COMPANY, FILE NO. 893423, GUARANTEE NO. SG-08021918, DATED DECEMBER 4TH, 2025. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP BUT MAY AFFECT ITEMS SHOWN ON THIS MAP.
7. BUILDING SETBACK AND FOOTPRINT REQUIREMENTS ARE PER CURRENT CITY/COUNTY ORDINANCES. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
8. CURRENT CITY OF KETCHUM ZONING: LR.
9. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PREVIOUS PLATS, SURVEYS AND RECORDS FILED WITH THE OFFICE OF THE BLAINE COUNTY RECORDER. REFER TO PLATS, SURVEYS, RECORDS AND CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
10. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO A WELL USER'S AGREEMENT, INST. NO. 316687, RECORDS OF BLAINE COUNTY.
11. A SETTLEMENT AGREEMENT PER INST. NO. 403847, RECORDS OF BLAINE COUNTY, RECITES "A STRIP OF LAND TWENTY (20) FEET" - "THE UNPAVED, OR GRAVELED, PORTION OR GARNET STREET", "FROM THE EAST END OF THE PAVED PORTION OF SAID STREET", "THEN EASTWARD, SHALL BE DEEMED A PRIVATE DRIVEWAY". THE LOCATION OF THE EXISTING UNPAVED PORTION OF GARNET STREET MAY NOT COINCIDE WITH THE UNPAVED PORTION DELINEATED AT THE TIME OF THE WRITING OF SAID EASEMENT. SAID UNPAVED STRIP OF LAND IS ALSO SUBJECT TO PRIVATE DRIVEWAY AND UTILITY EASEMENT AGREEMENTS, INST. NO.'S 408689, 408690, AND 408691, RECORDS OF BLAINE COUNTY.
12. AN EASEMENT AGREEMENT PER INST. NO. 408688, RECORDS OF BLAINE COUNTY, RECITES A STRIP OF LAND "DELINEATED BY EXISTING ASPHALT PAVEMENT" FOR THE USE OF "THE PAVED PORTION OF GARNET STREET" AS A PUBLIC ROAD AND PLACEMENT OF PUBLIC UTILITIES. THE WIDTH AND LOCATION OF THE EXISTING ASPHALT MAY NOT COINCIDE WITH THE ASPHALT DELINEATED AT THE TIME OF THE WRITING OF SAID EASEMENT.
13. PRESCRIPTIVE USE EASEMENTS MAY EXIST ON THIS PROPERTY FOR TOPAZ STREET AND GARNET STREET PUBLIC UTILITIES, AND DITCHES/CANALS. THE VALIDITY OF PROBABLE PRESCRIPTIVE EASEMENTS SHOWN ON OTHER SURVEY MAPS/PLATS IS UNCLEAR TO THE SURVEYOR.
14. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.
15. UNDERGROUND UTILITY LINES ARE PER SURFACE EVIDENCE, PAINT MARKS BY OTHERS AND/OR CITY OF KETCHUM UTILITY MAPS WHERE SHOWN . OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
16. CONTOUR INTERVAL: 1'.





VICINITY MAP
(NOT TO SCALE)

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	12.11'	S14°01'54"W
L2	13.79'	S01°08'49"W
L3	16.67'	N26°18'01"W
L4	4.01'	S88°46'48"E
L5	4.77'	N89°08'25"E

LEGEND

- PROPERTY LINE
- ADJOINER'S LOT LINE
- CENTERLINE
- LOT LINE TO BE ELIMATED
- BLAINE COUNTY G.I.S. TIE LINE
- TIE LINE
- EASEMENTS (TYPE AND WIDTH AS NOTED - SEE NOTES).
- MOUNTAIN OVERLAY DISTRICT PER CITY OF KETCHUM GIS ZONII
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- TREE BOUNDARY
- FLOW LINE DRAINAGE DITCH, (SEE NOTES).
- WOOD FENCE
- WIRE FENCE
- BUILDING
- 2ND LEVEL DECK
- WOOD FOOT BRIDGE
- ASPHALT
- CONCRETE SIDEWALKS/PATIOS
- GRAVEL DRIVE
- PAVERS
- RETAINING WALLS (AS NOTED)
- BURIED GAS LINE PER PAINT MARKS BY OTHERS
- OVERHEAD POWER LINE PER POWER POLES
- SEWER MAIN PER MANHOLES
- SEWER SERVICE PER KETCHUM UTILITY MAPS
- WATER SERVICE LINE PER KETCHUM UTILITY MAPS
- CULVERTS/DRAINAGE PIPES
- FOUND 5/8" REBAR WITH ALUMINUM CAP (MARKED AS NOTED)
- FOUND STEEL FENCE POST MONUMENT (AS NOTED)
- FOUND 5/8" REBAR (MARKED AS NOTED)
- FOUND 1/2" REBAR (MARKED AS NOTED)
- FOUND MAG NAIL & WASHER (MARKED PLS9561)
- SET 5/8" REBAR W/ CAP MARKED "PLS 20893"
- WATER METER
- FIRE HYDRANT
- FROST FREE HYDRANT
- WATER VALVE
- VALVE BOX
- SIGN
- FENCE POST
- GAS METER
- CABLE TV RISER
- TELEPHONE RISER
- POWER POLE
- POWER BOX
- POWER METER
- SEWER MANHOLE
- DRY WELL
- ROCK
- DECIDUOUS TREE
- CONIFEROUS TREE

TPOB = TRUE POINT OF BEGINNING
CMP = CORRUGATED METAL PIPE
RTW = RETAINING WALL
CONC = CONCRETE

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Dated: _____.

_____
South Central Public Health District, REHS

PROFESSIONAL LAND SURVEYOR
LICENSED
25313
STATE OF IDAHO
ROBERT O. BREIER
PRELIMINARY

A PRELIMINARY PLAT SHOWING:
MCNEAL SUBDIVISION

GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 1 OF 3
Job No. 25313

MCNEAL SUBDIVISION

OWNER'S CERTIFICATE

THIS IS TO CERTIFY that MATTHEW R. MCNEAL and KATHRYN C. MCNEAL, husband and wife, are the owners in fee simple of Real Property described as follows:

A parcel of land located within Section 18, Township 4 North, Range 18 East, Boise Meridian, City of Ketchum, Blaine County, Idaho, described in warranty deed, Instrument Number 607747 and more particularly described as follows:

Commencing at the quarter (1/4) corner common to said Section 18 and Section 19, also being Blaine County GIS monument "4N18E18S1/4", as described in CP&F Instrument Number 418730, from which Blaine County GIS monument "STEIN" bears S73°59'27"W, 1386.05 feet; thence, N74°10'39"W, 582.64 feet to a 5/8" rebar with cap inscribed "PLS 9561", marking the southeasterly corner of the following described parcel of land and the **True Point of Beginning**;

Thence, N26°18'01"W, 16.67 feet to a 5/8" rebar with cap inscribed "PLS 20893";

Thence, S88°46'48"E, 4.01 feet to a magnetic nail with a washer inscribed "PLS 9561";

Thence, N25°20'49"W, 74.07 feet to a 5/8" rebar with cap inscribed "PLS 9561";

Thence, S89°27'54"W, 65.66 feet to a 1/2" rebar with cap inscribed "PLS 4345";

Thence, N00°34'23"W, 82.40 feet to a 5/8" rebar with no cap;

Thence, N89°08'25"E, 154.80 feet to a 1/2" rebar with cap inscribed "PLS 9561";

Thence, S01°07'07"E 83.13 feet to a 1/2" rebar with cap inscribed "PLS 9561";

Thence, S00°32'53"E 56.78 feet to a 1/2" rebar with cap inscribed "PLS 9561";

Thence, S14°01'54"W, 12.11 feet to a 1/2" rebar with cap inscribed "PLS 9561";

Thence, S01°08'49"W, 13.79 feet to a 5/8" rebar with cap inscribed "PLS 9561";

Thence, S89°27'59"W, 52.17 feet to a 5/8" rebar with cap inscribed "PLS 9561" to the **True Point of Beginning**.

Described area containing 0.43 acres, more or less.

Pursuant to Idaho Code 50-1334, the undersigned, as owners, do hereby state that the lots described in this plat are eligible to receive water service from the Ketchum Water Department and they have agreed in writing to serve the lot shown on this plat.

The land within this plat is not within an irrigation district as defined in Idaho Code 31-3905, and the requirements of I.C. 31-3805 are not applicable.

The easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

The undersigned hereby certify, to the extent required, the notification and/or approval of the foregoing plat by any holders of recorded security interest in and to the real property described above.

It is the intention of the undersigned to, and they do hereby include said land in this plat.

IN WITNESS WHEREOF, we have hereunto set our hands.

_____
MATTHEW R. MCNEAL

_____
KATHRYN C. MCNEAL

Signed this _____ day of _____ , 20___.

ACKNOWLEDGMENT

STATE OF _____)
)ss.
COUNTY OF _____)

On this _____ day of _____, in the year of 2026, before me, the undersigned, personally appeared MATTHEW R. MCNEAL & KATHRYN C. MCNEAL, known or identified to me (or proved to me), to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate first above written.

_____
Notary Public

Residing at: _____

Commission Expires: _____

A PRELIMINARY PLAT SHOWING
MCNEAL SUBDIVISION

GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 2 OF 3
Job No. 25155

MCNEAL SUBDIVISION

SURVEYOR'S CERTIFICATE

I, Robert O. Breier, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my direct supervision in accordance with the State of Idaho Code relating to plats and surveys.

ROBERT O. BREIER, P.L.S. #20893



KETCHUM CITY COUNCIL CERTIFICATE

I, the undersigned, City Clerk in and for the City of Ketchum, Blaine County, Idaho do hereby certify that at a regular meeting of the City Council held on the ____ day of _____ , 2026, this plat was duly accepted and approved.

TRENT DONAT, City Clerk

COUNTY SURVEYOR'S APPROVAL

This is to certify that I, SAM YOUNG, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

BLAINE COUNTY SURVEYOR _____ DATE _____

CITY ENGINEER'S CERTIFICATE

I, the undersigned, City Engineer in and for the City of Ketchum, Blaine County, Idaho do hereby approve this plat on this ____ day of _____ , 2026, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

ROBYN MATTISON, City Engineer

BLAINE COUNTY TREASURER'S CERTIFICATE

On this _____ day of _____, 20___, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: _____

CITY PLANNER'S CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho do hereby approve this plat on this ____ day of _____ , 2026, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

By: _____

BLAINE COUNTY RECORDER'S CERTIFICATE

A PRELIMINARY PLAT SHOWING
MCNEAL SUBDIVISION

GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 3 OF 3
Job No. 25155

Attachment D

Lot Consolidation

Preliminary Plat

Supporting Material

Date: _____

File Number: _____

APPLICATION FOR A WAIVER OF REQUIREMENTS

Name: Galena-Benchmark Engineering on behalf of Matthew and Kathryn McNeal

Phone No. (business): 208-481-8287 (home): _____

Mailing Address: PO Box 733, Ketchum, ID 83340

Project Address: 330 Topaz St., Ketchum, ID 83340

Legal Description: TL 8258 & 8259, T.4N., R.18E., SEC 18

Zoning Designation: LR

Overlay District: Flood ___ Avalanche ___ Pedestrian ___ Mountain ✓

Please state with particularity the matters the applicant seeks waiver or deferral:

A consolidation of TL 8258 & 8259 into one lot wherein the common lot line is eliminated. TL 8259 is substandard for the zoning district in minimum lot area, thus creating one conforming lot under an existing consolidated parcel. Additional waiver related to 16.04.040.F.5 which does not allow for double frontage lots.

Please state how the waiver or deferral would not be detrimental to the public welfare, health and safety nor injurious to property owners in the immediate area.

Since there is an existing home on the property and the parcel is under the same ownership, this waiver would have no impact on neighboring property owners.

Applicant's Signature: David Patris

Date: 01/20/2026

Once your application has been received, we will review it and contact you with next steps.
No further action is required at this time.

GALENA BENCHMARK
ENGINEERING • SURVEYING • PLANNING

100 Bell Dr. | PO Box 733
Ketchum, ID 83340
208-726-9512
info@galena-benchmark.com
www.galena-benchmark.com

330 Topaz

LOT CONSOLIDATION WAIVER NARRATIVE

In addition to the information provided on the official waiver application form, we are including this narrative to support our application for a waiver to consolidate two tax lots.

Subject Lots			
Lot	Lot Size	Zoning	Overlay District
Tax Lot 8258	12,836	LR	Mountain (partial)
Tax Lot 8259	5,828	LR	Mountain (partial)

There are several facts and conditions that are unique to these two tax lots that support the approval of a lot consolidation waiver.

Condition #1 - Limited Residential Bulk Requirements

Tax lot 8259 is less than the 9,000 square foot minimum lot size for the Limited Residential (LR) Zoning District. Tax lot 8259 is also less than the minimum average lot width in the LR District. The approval of this lot consolidation application will eliminate this non-conforming lot.

Condition #2 - Access to Tax Lot 8259 is restricted

The Settlement Agreement recorded as Inst. No. 403847, Records of Blaine County, Idaho significantly limits and may, subject to interpretation, prohibit access to Tax Lot 8259. In addition, improvements and/or modifications to the unpaved portion of Garnet Street with relation to surface, width and grade are expressly prohibited. Approval of this lot consolidation application will eliminate the need for access to the new lot from Garnet Street.

Condition #3 - Overlay Districts

Both tax lots are located partially within Ketchum's Mountain Overlay District. Consolidation of the two tax lots supports the stated purposes of the Mountain Overlay District, including but not limited to:

- To direct building away from the higher elevations;
- To ensure preservation of hills, ridges, ridgelines, and their natural features that are visible from the valley floor from obstruction by development;
- To minimize or prohibit alteration of hilltops, rock outcrops, knolls, and ridges;
- To minimize or prohibit detrimental effects on the natural topography, geology, soils, drainage, wildlife, and vegetation; and
- To assure the property owner is not deprived of economically viable use of their property.

Condition #4 - Unique geographic features

Both tax lots are partially encumbered by the Mountain Overlay District as noted above. In addition, both tax lots are bisected by irrigation canals, limiting the possible locations for development.

Additional factual information

- The two parcels share a single parcel number assigned by the Blaine County Assessor.
- Tax Lot 8259 is unaddressed
- This application is not put forth to enable a larger home footprint. The maximum lot coverage limitations are in compliance with zoning code with, or without, the lot consolidation.

Guarantee

SG-08021918

File Number: 893423

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN.

Old Republic National Title Insurance Company, a Florida corporation, herein called the Company,
GUARANTEES

the Assured named in Schedule A, against actual monetary loss or damage not exceeding the liability amount of stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

IN WITNESS WHEREOF, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Guarantee to become valid when countersigned on Schedule A by an authorized officer or agent of the Company.

Issuedby:

Policy Issuer:
PIONEER TITLE COMPANY
8151 W. RIFLEMAN STREET
BOISE, ID 83704-0000
PHONE: (208) 377-2700

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest Kurt Lewis Secretary

Authorized Signatory

ORT Form 3796
(CLTA Guarantee (Rev. 12/94)

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

a. the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.

b. "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.

c. "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

d. "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

e. "date": the effective date.

2. Exclusions from Coverage of this Guarantee.

The Company assumes no liability for loss or damage by reason of the following:

(a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

(b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water: whether or not the matters excluded by (1), (2) or (3) are shown by the public records.

(c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, alleys, lanes, ways or waterways in which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.

(d) (1) Defects, liens, encumbrances, or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances.

(2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.

3. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case any knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which such prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by such failure and then only to the extent of the prejudice.

4. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

5. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(b) If the Company elects to exercise its options as stated in Paragraph 5(a) the Company shall have the rights to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured hereunder shall secure to the Company the right to prosecute or provide defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

6. Proof of Loss or Damage.

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within 90 days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

7. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase the indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.
To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

8. Determination and Extent of Liability.

This Guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.
The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to the defect, lien or encumbrance assured against by this Guarantee.

9. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

10. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

11. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

13. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Asured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

13. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the Amount of Liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to this Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to: Old Republic National Title Insurance Company, 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607, (612) 371-1111.

Lot Book Guarantee

Policy Issuing Agent For:
Old Republic National Title Insurance Company

File No.: 893423

Guarantee No.: SG-08021918
Reference No.:

Liability: $1,000.00
Fee: $75.00

1. Name of Insured: Galena-Benchmark Engineering

2. Date of Guarantee: December 1, 2025 7:00AM

The assurances referred to on the face page hereof are:

That, according to the Company's property records relative to the following described land (but without

See Exhibit A attached hereto and made a part hereof.

The last recorded instrument purporting to transfer title to said land is:

Deed Type: Warranty Deed
Grantors: Judy L. Demetre, a single woman
Grantees: Matthew R. McNeal and Kathryn C. McNeal, husband and wife
Dated: March 26, 2013
Recorded Date: March 28, 2013
Instrument::607747

A. There are no mortgages or deeds of trust which purport to affect title to said land, other than those shown below under Exceptions.

No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.

No guarantee is made regarding any liens, claims of lien, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same and said address.

EXCEPTIONS:

1. First/Second Subsequent tax for the year 2024 are paid.
   Parcel No.: RPK4N18018035B
   Amount: $5,389.92

2. General taxes for the year 2025, which are liens, the 1st half of which are now due and payable but not delinquent until December 20, 2025, and the 2nd half of which are not delinquent until June 20, 2026.
   Parcel No: RPK4N18018035B
   Amount: $5,400.44

3. Reservations in United States Patent or State Deeds.

4. Water rights, claims or title to water, whether or not the matters are shown by the public records.

5. Rights of way for ditches, tunnels and telephone and transmission lines constructed by Authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code 1947.

6. Covenants, conditions, restrictions and easements as set forth on the plat.
   Name of Plat: Lot 1A, Irby Subdivision

7. Terms, conditions, and provisions of an Easement Agreement:
   Between: F. E. Barrett and Sue G. Barrett, husband and wife and George B. Saviers and Patricia P. Saviers, husband and wife
   Recorded: August 5, 1955
   Instrument No.: 106497

8. Terms, conditions, and provisions of a Well User's Agreement:
   Between: The Margaret H. Wayne Trust, Joy Prentice, Judy Demetre, Marina Zuetell, Beatrice Haemmerle, Fritz and Jim Johnston, Julie Slocum and Dick Dahlgren and Haemmerle, Haemmerle & Haemmerle
   Recorded: February 21, 1990
   Instrument No.: 316687

9. Terms, conditions, and provisions of a Settlement Agreement:
   Between: Carl Curtis, Jeanne Franks, The Vinagre Trust, by and through Gary E. and Linda M. Vinagre, Trustees, Robert and Marjolaine Renfro, William G. and Susan Pollock, Thomas H. "Bud" and Rita Ann Heaney, John T. and Jerry Ann Heaney, William H. and Ann S. Vanderbilt, Richard O. Dahlgren and Julie Slocum Dahlgren, Kathy Jeanne Hareah, Reli Louise Haemmerle, Fritz Xavier Haemmerle, Wilma Pace, Pamela Jean Rayborn, John D. Pace, Stella A.M. Keane, Carl E. and Susan Ley, Judy L. Demetre and the Estate of George B. Saviers, deceased, by and through its personal representative, Bob Stevens (Garnet St Neighbors) and the City of Ketchum
   Recorded: July 15, 1997
   Instrument No.: 403847

10. Terms, conditions, and provisions of an Easement Agreement:
    Between: Carl Curtis, a married man as his sole and separate property, Jeanne Franks, a single woman, The Vinagre Trust, by and through Gary E. and Linda M. Vinagre, Trustees, Robert and Marjolaine Renfro, husband and wife, William G. and Susan Pollock, husband and wife, Thomas H. "Bud" and Rita Ann Heaney, husband and wife, John T. and Jerry Ann Heaney, husband and wife, William H. and Ann S. Vanderbilt, husband and wife, Richard O. Dahlgren and Julie Slocum Dahlgren, husband and wife, Kathy Jeanne Harrah, a single woman, Reli Louise Hammerle, a single woman, Fritz Xavier Haemmerle, a married man as his sole and separate property, Wilma Pace, a single woman, Pamela Jean Rayborn, a married woman as her sole and separate property, John D. Pace, a married man as his sole and separate property, Stella A.M. Keane, a single woman, Carl E. and Susan Ley, husband and wife, Judy L. Demetre, a single woman and the Estate of George B. Saviers, deceased, by and through its personal representative, Bob Stevens, and the City of Ketchum
    Recorded: December 5, 1997
    Instrument No.: 408688

11. Terms, conditions, and provisions of an Easement Agreement:
    Between: Carl Curtis, a married man as his sole and separate property, The Estate of George B. Saviers, deceased, by and through its personal representative, Bob Stevens, Judy L. Demetre, a single woman and the City of Ketchum
    Recorded: December 5, 1997
    Instrument No.: 408689

12. Terms, conditions, and provisions of an Easement Agreement:
    Between: Judy L. Demetre, a single woman and Carl Curtis, a married man as his sole and separate property and The Estate of George B. Saviers, deceased, by and through its personal representative, Bob Stevens
    Recorded: December 5, 1997
    Instrument No.: 408690

13. All matters, rights, easements, interests or claims as disclosed by Record of Survey
    Recorded: November 18, 2009
    Instrument No.: 572706

    And Amended by Record of Survey
    Recorded: May 12, 2010
    Instrument No.: 577521

14. A Deed of Trust to secure an indebtedness of $625,500.00, and any other amounts as therein provided, payable under the terms, conditions, provisions and stipulations thereof.
    Dated: January 25, 2021
    Grantor: Matthew R. McNeal and Kathryn C. McNeal, husband and wife
    Trustee: Blaine County Title
    Beneficiary: Guaranteed Rate, Inc.
    Recorded: December 9, 2021
    Instrument No.: 678729

Old Republic National Title Insurance Company
by Pioneer Title Company of Blaine County



Nick Busdon, Title Officer

EXHIBIT A

A parcel of land situate in Section 18, Township 4 North, Range 18 East, Boise Meridian, City of Ketchum, Blaine County, Idaho being more particularly described as follows:

Commencing at the West One-Sixteenth (W1/16) corner common to Section 18 and Section 19, Township 4 North, Range 18 East, B.M., being a brass cap by O.T. Hansen and proceeding North 00°52'00" West, 165.00 feet; thence North 89°08’00" East, 759.76 feet to a 5/8" rebar, P.L.S. 9561; thence North 26°45’03" West, 16.67 feet to a 5/8" rebar, P.L.S. 9561; thence South 89°02’53" East, 4.01 feet to a mag nail and brass tag, P.L.S. 9561; thence North 25°38’32" West, 74.10 feet to a 5/8" rebar, P.L.S. 9561 and the POINT OF BEGINNING;

Thence South 89°08’00" West, 65.54 feet to a 1/2" rebar, L.S. 4345;
Thence North 00°51718" West, 82.43 feet to a 5/8" rebar, P.L.S. 9561;
Thence North 88°52’39" East, 154.89 feet to a 1/2" rebar, P.L.S. 9561;
Thence South 01°18’22" East, 83.12 feet to a 1/2" rebar, P.L.S. 9561;
Thence South 89°08’00" West, 90.00 feet to the POINT OF BEGINNING.

Also known as Tax Lot 8258

AND

A parcel of land situate in Section 18, Township 4 North, Range 18 East, Boise Meridian, City of Ketchum, Blaine County, Idaho being more particularly described as follows:

Commencing at the west one-sixteenth (W1/16) corner common to Section 18 and Section 19, Township 4 North, Range 18 East, B.M., being a brass cap by O.T. Hansen and proceeding North 00°52'00" West, 165.00 feet; thence North 89°08'00" East, 759.76 feet to a 5/8" rebar, P.L.S. 9561 and the POINT OF BEGINNING;

Thence North 26°45’03" West, 16.67 feet to a 5/8’ rebar, P.L.S. 9561;
Thence South 89°02’53" East, 4.01 feet to a mag nail and brass tag, P.L.S. 9561;
Thence North 25°38’32" West, 74.10 feet to a 5/8" rebar, P.L.S. 9561;
Thence North 89°08’00" East, 90.00 feet to a 1/2" rebar, P-L.S. 9561;
Thence South 00°48’02" East, 56.70 feet to a 1/2" rebar, P.L.S. 9561;
Thence South 13°51746" West, 12.12 feet to a 1/2" rebar, P.L.S. 9561;
Thence South 00°46’35" West, 13.71 feet to a 5/8" rebar; P.L.S. 9561
Thence South 89°08’00" West, 52.14 feet to the POINT OF BEGINNING.

Also known as Tax Lot 8259

Guarantee

SG-08021919

File Number: 893423

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN.

Old Republic National Title Insurance Company, a Florida corporation, herein called the Company,
GUARANTEES

the Assured named in Schedule A, against actual monetary loss or damage not exceeding the liability amount of stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

IN WITNESS WHEREOF, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Guarantee to become valid when countersigned on Schedule A by an authorized officer or agent of the Company.

Issuedby:

Policy Issuer:
PIONEER TITLE COMPANY
8151 W. RIFLEMAN STREET
BOISE, ID 83704-0000
PHONE: (208) 377-2700

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest Kent Lewis Secretary

Authorized Signatory

ORT Form 3796
(CLTA Guarantee (Rev. 12/94)

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

a. the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.

b. "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.

c. "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

d. "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

e. "date": the effective date.

2. Exclusions from Coverage of this Guarantee.

The Company assumes no liability for loss or damage by reason of the following:

(a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

(b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water: whether or not the matters excluded by (1), (2) or (3) are shown by the public records.

(c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, alleys, lanes, ways or waterways in which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.

(d) (1) Defects, liens, encumbrances, or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances.

(2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.

3. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case any knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which such prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by such failure and then only to the extent of the prejudice.

4. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

5. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:

(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(b) If the Company elects to exercise its options as stated in Paragraph 5(a) the Company shall have the rights to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured hereunder shall secure to the Company the right to prosecute or provide defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

6. Proof of Loss or Damage.

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within 90 days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

7. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase the indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.
To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

8. Determination and Extent of Liability.

This Guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.
The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A;

(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to the defect, lien or encumbrance assured against by this Guarantee.

9. Limitation of Liability.

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

10. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

11. Payment of Loss.

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

13. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Asured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

13. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the Amount of Liability is in excess of $1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to this Guarantee; Guarantee Entire Contract.

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to: Old Republic National Title Insurance Company, 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607, (612) 371-1111.

Judgment and Tax Lien Guarantee

Policy Issuing Agent For:
Old Republic National Title Insurance Company

File No.: 893423

Guarantee No.: SG-08021919
Reference No.:

Liability: $1,000.00
Fee: $50.00

1. Name of Insured: Galena-Benchmark Engineering

2. Date of Guarantee: December 1, 2025 at 7:00AM

The assurances referred to on the face page hereof are:

That according to the public records of Blaine County, Idaho and the Secretary of State for a period of 10 years immediately prior to the date hereof, there are no

Federal Tax Liens
Abstracts of Judgment, or
Certificates of State Tax Liens

filed or recorded against the herein named parties, other than those for which a release appears in said indices and other than those shown below under Exceptions.

The parties referred to in this guarantee are as follows:

Matthew R. McNeal and Kathryn C. McNeal

EXCEPTIONS:

1. N/A

Old Republic National Title Insurance Company
by Pioneer Title Company of Blaine County

Nick Busdon, Title Officer

Instrument # 607747
HAILEY, BLAINE, IDAHO
03-28-2013 9:00:50 AM No. of Pages: 2
Recorded for: BLAINE COUNTY TITLE
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BLAINE COUNTY TITLE

WARRANTY DEED

FOR VALUE RECEIVED

Judy L. Demetre, a single woman

GRANTOR(S), hereby grants, bargains, sells, conveys and warrants unto

Matthew R. McNeal and Kathryn C. McNeal, husband and wife

GRANTEE(S), whose current address is: PO Box 5465, Ketchum, ID 83340

the following described premises, to wit:

See "Exhibit A" attached hereto

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises, that said premises are free from all encumbrances and that the Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated this 26th day of March, 2013.

Judy L. Demetre
Judy L. Demetre

STATE OF Idaho)
) ss.
COUNTY OF Blaine)

On this 26th day of March, 2013, before me, the undersigned, a Notary Public, in and for said State, personally appeared **Judy L. Demetre** known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public
Residing at Ketchum
My commission expires: 7.26.2017

KATHY SEAL NOTARY PUBLIC STATE OF IDAHO

Exhibit A
LEGAL DESCRIPTION

Order No.: 21318176

A parcel of land situate in Section 18, Township 4 North, Range 18 East, Boise Meridian, City of Ketchum, Blaine County, Idaho being more particularly described as follows:

Commencing at the West One-Sixteenth (W1/16) corner common to Section 18 and Section 19, Township 4 North, Range 18 East, B.M., being a brass cap by O.T. Hansen and proceeding North 00°52'00" West, 165.00 feet; thence North 89°08'00" East, 759.76 feet to a 5/8" rebar, P.L.S. 9561; thence North 26°45'03" West, 16.67 feet to a 5/8" rebar, P.L.S. 9561; thence South 89°02'53" East, 4.01 feet to a mag nail and brass tag, P.L.S. 9561; thence North 25°38'32" West, 74.10 feet to a 5/8" rebar, P.L.S. 9561 and the POINT OF BEGINNING;
Thence South 89°08'00" West, 65.54 feet to a 1/2" rebar, L.S. 4345;
Thence North 00°51'18" West, 82.43 feet to a 5/8" rebar, P.L.S. 9561;
Thence North 88°52'39" East, 154.89 feet to a ½" rebar, P.L.S. 9561;
Thence South 01°18'22" East, 83.12 feet to a ½" rebar, P.L.S. 9561;
Thence South 89°08'00" West, 90.00 feet to the POINT OF BEGINNING. (Tax Lot 8258)

AND

A parcel of land situate in Section 18, Township 4 North, Range 18 East, Boise Meridian, City of Ketchum, Blaine County, Idaho being more particularly described as follows:

Commencing at the west one-sixteenth (W1/16) corner common to Section 18 and Section 19, Township 4 North, Range 18 East, B.M., being a brass cap by O.T. Hansen and proceeding North 00°52'00" West, 165.00 feet; thence North 89°08'00" East, 759.76 feet to a 5/8" rebar, P.L.S. 9561 and the POINT OF BEGINNING;
Thence North 26°45'03" West, 16.67 feet to a 5/8' rebar, P.L.S. 9561;
Thence South 89°02'53" East, 4.01 feet to a mag nail and brass tag, P.L.S. 9561
Thence North 25°38'32" West, 74.10 feet to a 5/8" rebar, P.L.S. 9561;
Thence North 89°08'00" East, 90.00 feet to a ½" rebar, P.L.S. 9561;
Thence South 00°48'02" East, 56.70 feet to a ½" rebar, P.L.S. 9561;
Thence South 13°51'46" West, 12.12 feet to a ½" rebar, P.L.S. 9561;
Thence South 00°46'35" West, 13.71 feet to a 5/8" rebar, P.L.S. 9561
Thence South 89°08'00" West, 52.14 feet to the POINT OF BEGINNING. (Tax Lot 8259)

Attachment E1

Zoning and Dimensional Standards Evaluation

330 TOPAZ STREET RESIDENCE
ZONING AND DIMENSIONAL STANDARDS EVALUATION

Zoning and Dimensional Standards Evaluation		
Land Development Code Section	**Zoning and Dimensional Standards & Staff Analysis**	
16.02.020.A.2	**Minimum Lot Area** **Required: 9,000 square feet minimum**	Conformance YES
Staff Analysis	**Existing** Tax Lot 8258: 12,836 square feet (0.29 acres) Tax Lot 8259: 5,828 square feet (0.13 acres) **Proposed** Consolidated Lot Area: 18,678 square feet (0.42 acres) The proposed lot consolidation combines an existing conforming lot and an existing substandard lot into a single parcel containing 18,678 square feet. The resulting parcel exceeds the minimum 9,000-square-foot lot area required in the LR Zone and eliminates a longstanding substandard lot.	
16.02.020.A.2	**Building Coverage** **Maximum Permitted: 35%**	Conformance YES
Staff Analysis	22% (4,183 square feet building coverage/ 18,678 square feet lot area) Staff finds the proposed residence complies with the maximum 35% building coverage standard. The proposed lot consolidation is not necessary to achieve compliance with building coverage requirements, as the residence would remain below the maximum permitted building coverage even without consolidation.	
16.02.020.A.2	**Minimum Required Setbacks** **Front: 15′** **Side: > of 1′ for every 2′ in building height = 15′-2″** **Rear: 20′**	Conformance YES
Staff Analysis	Front (Topaz Street): 15′-2″ Side (east): 15′-2″ Side (west): 31′-6″ Rear (Garnet Street): 89′-10″ The proposed residence complies with all required setbacks of the LR Zone. The primary purpose of the lot consolidation is to eliminate an internal property line that would otherwise cause the residence to encroach into the required rear setback. Following consolidation, the residence exceeds the required 20-foot rear setback by approximately 70 feet.	
16.02.020.A.2	**Building Height** **Maximum Permitted: 35 feet**	Conformance YES
Staff Analysis	30′-4″	
16.04.020.C.12.i.2	**Driveway Width** • **Minimum: The unobstructed, all weather surface of a private driveway shall not be less than 12 feet.** • **Maximum: The unobstructed, all weather surface of a private driveway shall not be greater than 35 percent of the linear**	Conformance YES

	footage of any street frontage or 30 feet, whichever is less, unless otherwise approved by the City Engineer.	
Staff Analysis	Proposed driveway width is approximately 24.5 feet, which exceeds the minimum required width of 12 feet and remains below the maximum permitted width. The driveway occupies approximately 16 percent of the property's Topaz Street frontage, which is below the maximum allowed by the Land Development Code.	
16.04.050.E	**Parking Spaces** **One-Family Dwelling Unit in Residential Districts:** **2 parking spaces per one-family dwelling unit**	**Conformance** YES
Staff Analysis	Two enclosed parking spaces are provided within the attached garage, satisfying the minimum parking requirement for a single-family residence.	
16.04.090.D	**Dark Skies: Lighting Standards** • **Color Temperature: All exterior lighting shall use light sources not to exceed 2,700 Kelvin.** • **Lighting Fixtures: All exterior lighting fixtures shall be full cutoff fixtures with the light source fully shielded, except as exempted in this section.**	**Conformance** YES
Staff Analysis	The submitted lighting plan indicates that all exterior lighting fixtures are full-cutoff fixtures with fully shielded light sources and color temperatures not exceeding 2700 Kelvin. Staff finds the proposed lighting complies with the City's Dark Sky standards and will minimize off-site light spill and glare.	

Attachment E2

Mountain Overlay Standards Evaluation

330 TOPAZ STREET RESIDENCE
MOUNTAIN OVERLAY DISTRICT STANDARDS

Mountain Overlay District Standards (LDC §16.02.070.D.5)		
Land Development Code Section	**Mountain Overlay District Standard & Staff Analysis**	
16.02.070.D.5.a	**There shall be no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.**	Conformance YES
Staff Analysis	The proposed residence is located on a previously developed residential site that lies below surrounding hillside features and is not situated on a prominent ridgeline, knoll, or skyline visible from public vantage points entering or within the City. Existing and proposed development is concentrated within the lower, previously disturbed portion of the property and remains subordinate to the surrounding topography. Staff reviewed the submitted site plans, grading plans, building elevations, and visual information and finds that the proposed residence will not project above a significant ridgeline or skyline when viewed from public streets or other public vantage points. Existing vegetation, intervening development, and the site's position below surrounding hillside landforms further reduce visibility of the structure. Staff finds the proposal will not result in a material visual impact to a significant skyline and complies with Section 16.02.070.D.5.a.	
16.02.070.D.5.b	**Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City is minimized. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.**	Conformance YES
Staff Analysis	The proposed residence, associated grading, and site improvements are located within a previously developed and disturbed residential site. While the project includes excavation, grading, and vegetation disturbance necessary to accommodate redevelopment of the property, the proposed improvements are concentrated within the existing developed area and do not extend onto prominent ridgelines, hilltops, or other visually sensitive hillside features. The applicant has incorporated measures to minimize visual impacts, including siting the residence below surrounding hillside landforms, retaining existing vegetation where feasible, limiting disturbance to defined construction areas, and revegetating disturbed portions of the site. The proposal also includes removal of overhead utility lines, reduction of existing paved surfaces, and restoration of portions of the property following construction. Staff finds that the proposed redevelopment is concentrated within previously disturbed portions of the property and avoids expansion into undisturbed hillside terrain. The project includes removal of unnecessary paved surfaces, restoration and revegetation of	

	disturbed areas, and undergrounding of utilities. Given the site's existing developed condition and the limited extent of additional disturbance, staff finds that building, excavation, filling, and vegetation disturbance have been reasonably minimized and will not result in a material visual impact visible from public vantage points entering or within the City.	
16.02.070.D.5.c	**Driveway standards as well as other applicable standards contained in §16.04.020.A shall be met.**	**Conformance** YES
Staff Analysis	The proposed development will continue to utilize access from Topaz Street through a driveway that has been reviewed as part of the associated site development and Mountain Overlay Design Review applications. The driveway has been designed to accommodate safe vehicular access while responding to the site's topography and minimizing disturbance within the Mountain Overlay District. The plans provide adequate access for emergency services, including a fire apparatus turnaround, and demonstrate sufficient space for vehicle circulation and access within the site consistent with applicable City requirements. The proposal consolidates access onto a single driveway from Topaz Street and eliminates the need for separate access to Tax Lot 8259 from Garnet Street, reducing the potential for additional hillside disturbance and access improvements. Staff has reviewed the proposed driveway design and finds that it complies with the driveway standards and other applicable site design requirements contained in Section 16.04.020.A. Therefore, the proposal complies with Section 16.02.070.D.5.c.	
16.02.070.D.5.d	**All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150′) of the furthest exterior wall of any building.**	**Conformance** YES
Staff Analysis	The proposed residence is served by an existing driveway connection to Topaz Street that has been reviewed in conjunction with the associated site development and Mountain Overlay Design Review applications. The plans include a fire apparatus turnaround and provide emergency vehicle access to the residence consistent with City and Fire Department requirements. Based on the submitted site plan and access improvements, fire and other emergency vehicles can access the site and reach within one hundred fifty feet (150') of the furthest exterior wall of the proposed residence. The proposal also consolidates access onto a single driveway from Topaz Street, eliminating the need for separate access from Garnet Street and reducing the potential for additional hillside disturbance associated with access improvements. Staff finds the proposed development provides adequate emergency access and maneuvering space for fire and emergency service vehicles. The proposed fire apparatus turnaround and associated access easements will be further refined and depicted on the Preliminary Plat prior to City Council review.	
16.02.070.D.5.e	**Significant rock outcroppings shall not be disturbed.**	**Conformance** YES
Staff Analysis	Review of the submitted topographic survey, site plans, and grading plans indicates that the subject property does not contain any significant rock outcroppings. No significant	

	rock outcroppings have been identified within the proposed development area, and no disturbance of such features is proposed as part of the project. Therefore, staff finds the proposal complies with Section 16.02.070.D.5.e.	
16.02.070.D.5.f	**International Building Code (IBC) and International Fire Code (IFC) and Ketchum Fire Department requirements shall be met.**	**Conformance** YES
Staff Analysis	The proposed residence and associated site improvements are subject to review and approval under the currently adopted building and fire codes, including all applicable provisions of Title 15 of the Ketchum Municipal Code and requirements of the Ketchum Fire District. The submitted plans include emergency access improvements and a fire apparatus turnaround designed to meet applicable fire protection standards. Compliance with all applicable building, fire, and life-safety requirements will be verified by the City Building Official and Ketchum Fire District during building permit review. Staff finds the project is capable of meeting the requirements of the adopted building and fire codes and therefore complies with Section 16.02.070.D.5.f.	
16.02.070.D.5.g	**Public water and sewer service shall comply with the requirements of the City.**	**Conformance** YES
Staff Analysis	The proposed residence will be served by existing public water and sewer infrastructure. The City's Water and Wastewater Departments reviewed the project plans submitted with the Mountain Overlay Design Review application and determined that the proposal is capable of complying with applicable utility service requirements. Any required utility improvements, connections, and service upgrades will be reviewed and approved through the building permit process. The project also includes review of proposed modifications to existing irrigation conveyances. Final design of the conveyance relocation shall be subject to review and approval by the City Engineer, Water Supervisor, Public Works Director, and Planning Department prior to issuance of a building permit. Staff finds that adequate public water and sewer service is available to serve the proposed development and that the project complies with City utility requirements. Therefore, the proposal complies with Section 16.02.070.D.5.g.	
16.02.070.D.5.h	**Drainage shall be controlled and maintained to not adversely affect other properties.**	**Conformance** YES
Staff Analysis	The applicant has submitted a drainage and grading plan demonstrating how stormwater runoff generated by the proposed development will be collected, conveyed, and managed on-site. The proposed improvements include measures to control runoff from new impervious surfaces and maintain existing drainage patterns to the extent practicable. The plans have been reviewed by the City Engineer, who determined that the proposed drainage design is capable of complying with applicable City standards. In addition, the property contains existing irrigation conveyances that function as seasonal runoff conveyance channels. Any approved relocation of these facilities shall maintain existing conveyance capacity and shall not adversely affect upstream or downstream properties.	

	Final drainage design and any required drainage improvements will be subject to review and approval during the building permit process. Staff finds that drainage from the proposed development can be adequately controlled and maintained such that it will not adversely affect adjacent properties. Therefore, the proposal complies with Section 16.02.070.D.5.h.	
16.02.070.D.5.i	**Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials.** **Revegetation on hillsides with a clear zone of 30 feet around all structures is recommended. The clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Planning and Building Department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides.**	**Conformance** YES
Staff Analysis	The proposed residence is located within the most suitable portion of the property for development. The selected building location utilizes an existing developed area, avoids expansion into undisturbed hillside terrain, relies on existing access from Topaz Street, and minimizes impacts to vegetation, drainage patterns, and hillside character. The proposal also eliminates an existing setback encroachment and consolidates two legal tax lots into a single parcel, reducing future development potential. Staff finds there are no other locations on the property that would better achieve the purposes and objectives of the Mountain Overlay District. Therefore, the proposal complies with Section 16.02.070.D.5.j.	
16.02.070.D.5.j	**There shall not be other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section.**	**Conformance** YES
Staff Analysis	The proposed residence is located within the previously developed portion of the property and is positioned to avoid expansion into higher-elevation areas, prominent hillside features, and more environmentally sensitive portions of the site. The selected building location maintains larger areas of open space and existing vegetation, utilizes the established access location from Topaz Street, and avoids the need for additional access improvements from Garnet Street. Staff reviewed the site's topography, existing development pattern, and access constraints and finds the proposed building location appropriately concentrates development within the most suitable portion of the parcel. Relocating the residence to other areas of the property would likely result in greater disturbance to natural features, vegetation, drainage patterns, or hillside areas. Based on the submitted plans and supporting materials, staff finds there are no other locations on the parcel that are demonstrably more suitable for the proposed development while better carrying out the purposes and objectives of the Mountain Overlay District. Therefore, the proposal complies with Section 16.02.070.D.5.j.	
16.02.070.D.5.k	**Access traversing 25 percent or greater slopes shall not have significant impact on drainage, snow and earth slide potential and erosion as it relates to the subject property and to adjacent properties.**	**Conformance** N/A

Staff Analysis	The proposed residence is accessed from Topaz Street via an existing access corridor, and the submitted topographic information indicates that the driveway and emergency access route do not traverse slopes of 25 percent or greater. As no access improvements are proposed across slopes meeting this threshold, the standard concerning impacts to drainage, snow and earth slide potential, and erosion associated with access traversing slopes of 25 percent or greater is not applicable to this project.	
16.02.070.D.5.l	**Utilities shall be underground.**	**Conformance** YES
Staff Analysis	The project includes underground installation of all utility services, including electric, water, sewer, and communications infrastructure. Existing overhead utility lines serving the property will be removed and replaced with underground service. The project eliminates existing overhead utilities and provides underground utility service to the proposed residence. Therefore, the proposal complies with Section 16.02.070.D.5.l.	
16.02.070.D.5.m	**Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.**	**Conformance** YES
Staff Analysis	The submitted site and grading plans identify limits of disturbance for construction activities and include temporary construction fencing to delineate and protect areas outside the approved disturbance area. The limits of disturbance are intended to minimize impacts to existing vegetation, natural features, and undisturbed portions of the site during construction. As a condition of approval, limits of disturbance shall be clearly marked in the field and protected by construction fencing for the duration of construction activities. Staff finds the project establishes limits of disturbance and provides for their protection during construction in compliance with Section 16.02.070.D.5.m.	
16.02.070.D.5.n	**Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.**	**Conformance** YES
Staff Analysis	Staff finds that excavation, fill, and vegetation disturbance have been limited to areas necessary for construction of the residence, driveway improvements, utility installation, and associated site improvements. Disturbed areas not occupied by permanent improvements will be restored through landscaping and revegetation. Therefore, staff finds that hillside disturbance not directly associated with the proposed development has been minimized.	
16.02.070.D.5.o	**Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.**	**Conformance** N/A
Staff Analysis	Staff reviewed the subject property and the submitted application materials and found no significant historic, cultural, or community landmarks located on the site. The proposed development will not impact any identified landmark resources. Therefore, this standard is not applicable to the project.	
16.02.070.D.5.p	**Encroachments of below grade structures into required setbacks are subject to §16.02.070.A.10 and shall not conflict with any applicable**	**Conformance** N/A

	easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.	
Staff Analysis	Review of the submitted site plans and building plans indicates that no below-grade structures are proposed to encroach into required setback areas. Accordingly, the provisions governing below-grade setback encroachments are not applicable to the proposed development.	

Attachment E3

Design Review Standards Evaluation

330 TOPAZ STREET RESIDENCE
DESIGN REVIEW STANDARDS EVALUATION

Design Review Standards (LDC §16.04.080.C)		
Land Development Code Section	**Design Review Standards & Staff Analysis**	
16.04.080.C.1.a Streets	**The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.**	**Conformance** YES
Staff Analysis	The subject property is accessed from Topaz Street, a substandard roadway that traverses private property and does not meet the City's minimum right-of-way width requirements for residential streets. As part of the proposed development, the applicant is providing a 15-foot-wide easement along the historically maintained portion of Topaz Street to accommodate snow storage, drainage, roadway maintenance, and emergency access. The easement configuration has been reviewed by City staff and generally aligns with the operational needs of the Streets Department. The applicant is responsible for all costs associated with access improvements and any related infrastructure necessary to serve the development. In addition, prior to issuance of a building permit, the applicant shall execute an agreement, in a form approved by the City, acknowledging that the City is not responsible for damage to the proposed grass-pave block surface within the fire apparatus turnaround resulting from roadway maintenance or snow removal operations. Staff finds that the applicant has provided for the access improvements necessary to serve the development. Prior to City Council consideration of the Preliminary Plat, the plat shall be revised to identify and dedicate the proposed fire apparatus, emergency services, and Streets Department turnaround easement. Subject to this condition, staff finds the proposal complies with Section 16.04.080.C.1.a.	
16.04.080.C.1.b Streets	**All street designs shall be approved by the City Engineer.**	**Conformance** YES
Staff Analysis	The proposed access improvements, fire apparatus turnaround, easement configuration, and related roadway improvements have been reviewed by the City Engineer and Streets Department as part of the application review process. Any required modifications to the design, construction specifications, or maintenance provisions will be addressed through the engineering review and building permit processes. Staff finds the proposed access improvements are capable of meeting City engineering requirements and are subject to final approval by the City Engineer. Therefore, the proposal complies with Section 16.04.080.C.1.b.	
16.04.080.C.2.a Sidewalks	**All projects under 16.04.080.B that qualify as a "substantial improvement" shall install sidewalks as required by the Streets and Facilities Department.**	**Conformance** N/A
Staff Analysis	Section 16.04.020.C.13 requires sidewalk installation for substantial improvements in the Community Core, Tourist, and Light Industrial zoning districts. The subject property is	

	located in the Limited Residential (LR) zoning district, where sidewalk installation is not required. Therefore, this standard is not applicable.	
16.04.080.C.2.b Sidewalks	**Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.**	Conformance N/A
Staff Analysis	Because sidewalk installation is not required for this project, the sidewalk width and design standards of this section are not applicable.	
16.04.080.C.2.c Sidewalks	**Sidewalks may be waived if one of the following criteria is met:** **a) The project comprises an addition of less than 250 square feet of conditioned space.** **b) The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.**	Conformance N/A
Staff Analysis	Because sidewalk installation is not required for this project, consideration of a sidewalk waiver is unnecessary and this standard is not applicable.	
16.04.080.C.2.d Sidewalks	**The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.**	Conformance N/A
Staff Analysis	Because no sidewalk improvements are required as part of the proposed development, this standard is not applicable.	
16.04.080.C.2.e Sidewalks	**New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.**	Conformance N/A
Staff Analysis	Because no sidewalk improvements are required as part of the proposed development, the pedestrian connectivity standards of this section are not applicable.	
16.04.080.C.2.f Sidewalks	**The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a Certificate of Occupancy.**	Conformance N/A
Staff Analysis	Because sidewalk improvements are not required for this project, no in-lieu contribution is necessary and this standard is not applicable.	
16.04.080.C.3 Drainage & Landscaping	**All applications shall meet the standards set forth in 16.04.060.A, Standards for All Development.**	
16.04.060.A.1 Drainage	**a. All stormwater shall be retained on site.** **b. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.**	Conformance YES

	c. The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site. d. Drainage facilities shall be constructed per City standards.	
Staff Analysis	The applicant has submitted grading, drainage, and utility plans demonstrating how stormwater generated by the proposed development will be collected, conveyed, and retained on-site. The proposed drainage system has been reviewed by the City Engineer, who determined that the project is capable of meeting applicable City drainage requirements and standards. The project includes drainage improvements necessary to serve the development and address runoff from new impervious surfaces. Any required drainage facilities located adjacent to access improvements will be constructed in accordance with City standards and subject to final engineering review. The City Engineer may require additional drainage improvements as necessary to address site-specific conditions during final engineering and building permit review. Staff finds the proposed development is capable of retaining stormwater on-site and providing drainage improvements consistent with City standards. Therefore, the proposal complies with Sections 16.04.080.C.3 and 16.04.060.A.1. The property contains the existing McCoy and Reinheimer irrigation conveyances. The applicant proposes to relocate portions of these conveyances to accommodate the proposed residence. Final design of the conveyance relocation shall be subject to review and approval by the Planning Department, Water Supervisor, Public Works Director, and City Engineer prior to issuance of a building permit. The applicant shall demonstrate that the relocated conveyances maintain existing hydraulic capacity and will not adversely affect upstream or downstream properties.	
16.04.060.A.2 Utilities	a. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant. b. Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	Conformance YES
Staff Analysis	The proposed development will be served by public water, sewer, electric, and communication utilities. All utility improvements necessary to serve the development, including utility relocation, extension, connection, and installation, shall be completed at the sole expense of the applicant. The submitted plans provide for underground installation of utility infrastructure serving the site. Existing overhead utility lines will be removed and replaced with underground service, and utility, power, and communication lines within the development site will be concealed from public view. Final utility design and installation will be reviewed through the engineering and building permit processes to ensure compliance with applicable City and utility provider requirements. Staff finds the proposed development is capable of meeting all applicable utility requirements and complies with Section 16.04.060.A.2.	

16.04.060.A.3 Snow Storage	a. Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas. b. Snow storage areas shall be provided on site. c. A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet. d. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed. e. All surface parking lots shall be designed with either snowmelt to facilitate the removal of snow or a storage area for plowed snow. The storage area shall be 150 square feet for every 55 feet of linear lot width of the surface parking lot.	Conformance YES
Staff Analysis	The submitted site plan identifies designated on-site snow storage areas intended to accommodate snow removed from driveways, parking areas, pedestrian circulation areas, and other improved surfaces. The proposed snow storage areas have been reviewed by the City Engineer and Streets Department and are sufficient to serve the development. Snow storage is provided on-site and is integrated into the overall site design to avoid impacts to adjacent properties, access routes, utilities, and drainage facilities. The plans demonstrate that designated snow storage areas meet the minimum dimensional requirements of the Land Development Code and are appropriately located to facilitate snow management during winter conditions. Any modifications required by the City Engineer to address site-specific conditions or operational considerations will be incorporated through final engineering and building permit review. Staff finds the project provides adequate on-site snow storage consistent with City standards and complies with Section 16.04.060.A.3.	
16.04.060.A.4 Landscaping	a. Landscaping is required for all projects. b. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation, and aspect, and shall serve to enhance and complement the neighborhood and townscape. c. All trees, shrubs, grasses, and perennials shall be drought tolerant. Native species are recommended but not required. d. Landscaping in the riparian zone shall meet all requirements for planting in the floodplain as provided in the approval criteria for Floodplain Development Permits in §16.07.050.D.3, Review Criteria.	Conformance YES
Staff Analysis	The applicant has submitted a landscape plan providing landscaping throughout the developed portions of the site, including revegetation of disturbed areas following construction. The proposed landscape design incorporates a combination of trees, shrubs, grasses, and other plant materials intended to complement the character of the surrounding neighborhood and hillside setting. The proposed plant palette has been selected to be compatible with the site's environmental conditions, including its topography, exposure, and soil characteristics.	

	Landscape materials consist of drought-tolerant species appropriate for the local climate, and disturbed areas outside of maintained landscape areas will be revegetated with plant materials that are compatible with the surrounding natural environment. Existing vegetation will be retained where feasible to reduce disturbance and maintain the site's established character. The subject property does not contain mapped riparian areas subject to the floodplain planting standards of Section 16.07.050.D.3. Therefore, subsection (d) is not applicable to the project. Staff finds the proposed landscaping is consistent with the requirements of Section 16.04.060.A.4. The landscape plan will enhance the site's appearance, support revegetation of disturbed areas, and further the Mountain Overlay objective of restoring portions of the property following redevelopment.	
16.04.080.C.4.b Compatibility of Design	**Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.**	Conformance N/A
Staff Analysis	Staff reviewed the subject property and the submitted application materials and found no significant landmarks that provide historical or cultural importance to the neighborhood or community. As no significant landmark resources have been identified on the site, this standard is not applicable to the proposed development.	
16.04.080.C.4.c Compatibility of Design	**Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.**	Conformance N/A
Staff Analysis	This standard applies to additions to buildings constructed prior to 1940. The proposed project involves demolition of the existing residence and construction of a new single-family residence rather than an addition to an existing pre-1940 structure. Therefore, this standard is not applicable to the proposed development.	
16.04.080.C.5.a Architectural	**Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.**	Conformance YES
Staff Analysis	The subject property is located within the Limited Residential (LR) zoning district, where sidewalk installation is not required. Therefore, the requirement to provide pedestrian access to the nearest sidewalk is not applicable to the project. The proposed residence includes a clearly identifiable primary entrance oriented toward the front of the structure and connected to the driveway and site circulation system by pedestrian walkways. Staff finds the building entry is clearly defined and complies with the intent of this standard.	
16.04.080.C.5.b Architectural	**The building character shall be clearly defined by use of architectural features.**	Conformance YES
Staff Analysis	The proposed residence incorporates articulated building massing, varied roof forms, covered porch and colonnade elements, changes in wall planes, and a coordinated palette of natural materials. These architectural features establish a clear building character while reducing the perceived scale and mass of the structure. Staff finds the proposed residence exhibits a cohesive architectural expression that is compatible with the mountain	

	residential character of the surrounding neighborhood and complies with Section 16.04.080.C.5.b.	
16.04.080.C.5.c Architectural	**There shall be continuity of materials, colors and signing within the project.**	Conformance YES
Staff Analysis	The proposed residence utilizes a coordinated palette of exterior materials, colors, and architectural details that are applied consistently throughout the development. Exterior finishes, including siding, accents, roofing materials, trim, and other architectural elements, are integrated into a cohesive design that establishes visual continuity across all building elevations. No signage is proposed as part of the residential development. Staff finds the project demonstrates continuity of materials and colors throughout the site and building design and complies with Section 16.04.080.C.5.c.	
16.04.080.C.5.d Architectural	**Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.**	Conformance YES
Staff Analysis	The proposed retaining walls, fencing, landscape features, and other site improvements have been designed to complement the architectural character of the residence through the use of compatible materials, colors, and textures. Staff finds the proposed site improvements are integrated with the overall project design and comply with Section 16.04.080.C.5.d.	
16.04.080.C.5.e Architectural	**Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.**	Conformance YES
Staff Analysis	The proposed residence utilizes varied roof forms, changes in wall planes, covered architectural elements, and a combination of one-story and two-story building components to reduce the appearance of bulk and flatness. These design elements break the building into smaller visual components and help maintain compatibility with surrounding residential development. Staff finds the proposal complies with Section 16.04.080.C.5.e.	
16.04.080.C.5.f Architectural	**Building(s) shall orient toward their primary street frontage.**	Conformance YES
Staff Analysis	The residence is oriented toward Topaz Street, which functions as the property's primary frontage and access point. The primary entrance and principal building elevations address Topaz Street and establish a clear relationship between the residence and the street. Staff finds the proposal complies with Section 16.04.080.C.5.f.	
16.04.080.C.5.g Architectural	**Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.**	Conformance YES
Staff Analysis	The proposed residence does not include any alley frontage. Refuse and recycling containers will be stored within the attached garage and will not be visible from the public right-of-way or adjacent properties. No satellite receivers are proposed as part of the project. Staff finds that garbage storage areas are adequately screened from public view and that the project complies with Section 16.04.080.C.5.g.	

16.04.080.C.5.h Architectural	**Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.**	**Conformance** YES
Staff Analysis	The proposed residence incorporates roof overhangs, covered entry features, and other architectural elements designed to direct snow and water runoff away from building entrances, pedestrian walkways, and gathering areas. The site and building design provide for controlled drainage and snow management within the property and are not expected to direct snow slide or roof runoff onto adjacent properties. Compliance with applicable building code requirements related to roof drainage, snow loads, and snow retention measures will be verified during building permit review. Staff finds the proposed design includes appropriate weather protection measures and complies with Section 16.04.080.C.5.h.	
16.04.080.C.6.a Circulation Design	**Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.**	**Conformance** YES
Staff Analysis	The proposed development includes pedestrian connections between the residence, driveway, parking areas, and outdoor spaces. The subject property is not adjacent to any existing public pedestrian pathways, bicycle facilities, equestrian trails, or designated pathway easements, and no adopted plans identify future pedestrian, bicycle, or equestrian connections through the site. Staff finds the proposed driveway, circulation areas, and fire apparatus turnaround provide safe access for residents, visitors, and emergency responders. The project will continue to utilize the existing access from Topaz Street and is not anticipated to adversely affect traffic circulation or safety. Therefore, the proposal complies with Section 16.04.080.C.6.c.	
16.04.080.C.6.b Circulation Design	**Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.**	**Conformance** N/A
Staff Analysis	No awnings are proposed to extend over a public sidewalk or public right-of-way as part of the project. Therefore, the standards governing awnings projecting over public sidewalks are not applicable to the proposed development.	
16.04.080.C.6.c Circulation Design	**Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.**	**Conformance** YES
Staff Analysis	The proposed development will continue to utilize the existing access from Topaz Street and includes improvements to the driveway, vehicle circulation areas, and fire apparatus turnaround. The site plan provides for safe vehicular ingress and egress, adequate maneuvering space within the site, and emergency vehicle access consistent with applicable City and Fire Department requirements. Pedestrian circulation is accommodated through walkways connecting the residence to parking and outdoor areas. No designated bicycle or equestrian facilities exist adjacent to the property, and the project will not interfere with any existing or anticipated bicycle or equestrian routes. The access configuration has been reviewed by City staff and provides adequate sight distance for vehicles entering and exiting the site. Any required addressing,	

	traffic control, or safety signage will be installed in accordance with applicable City and Fire Department requirements. Staff finds that traffic circulation within the site and at its connection to Topaz Street has been designed to function safely for anticipated users and complies with Section 16.04.080.C.6.c.	
16.04.080.C.6.d Circulation Design	**Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.**	Conformance YES
Staff Analysis	The proposed development will continue to utilize the existing access location from Topaz Street. Review of the submitted site plan indicates that the driveway entrance is not located within 20 feet of an intersection of two or more streets. No new curb cuts are proposed as part of the project. The access configuration has been reviewed by City staff and provides adequate separation from nearby intersections to maintain safe vehicle movements and sight distance. Staff finds the proposed driveway access complies with the minimum spacing requirements of this section and that no additional separation distance is necessary based on site conditions or traffic considerations. Therefore, the proposal complies with Section 16.04.080.C.6.d.	
16.04.080.C.6.e Circulation Design	**Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.**	Conformance YES
Staff Analysis	The proposed development includes a driveway, vehicle circulation areas, and a fire apparatus turnaround designed to provide access throughout the site for emergency responders and service vehicles. The access configuration has been reviewed by the City Engineer, Streets Department, and Ketchum Fire Department and is designed to accommodate fire apparatus, snowplows, garbage collection vehicles, and other service vehicles requiring access to the property. The project also includes a 15-foot-wide easement along the historically maintained portion of Topaz Street to accommodate snow storage, drainage, roadway maintenance, and emergency access. The proposed access and turnaround areas provide adequate maneuvering space and unobstructed access to the residence and associated site improvements. Staff finds the proposed driveway, circulation areas, and fire apparatus turnaround provide adequate access for emergency responders, snowplows, garbage trucks, and similar service vehicles. Prior to City Council review of the Preliminary Plat, the applicant shall revise the plat to identify and dedicate the proposed turnaround easement. Subject to this condition, the proposal complies with Section 16.04.080.C.6.e.	
16.04.080.C.7 Public Amenities	**Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Streets**	Conformance N/A

	and Facilities Department prior to Design Review approval from the Planning and Zoning Commission.	
Staff Analysis	Pedestrian amenities are required only in conjunction with projects where sidewalks are required. As discussed under Section 16.04.080.C.2, sidewalk installation is not required for the proposed development. Therefore, the requirement to provide pedestrian amenities such as benches, kiosks, bus shelters, trash receptacles, fountains, public art, or similar features is not applicable to this project.	
16.04.080.C.8.a Underground Encroachments	**Encroachments of underground building(s) or portions of building(s) into required setbacks are subject to 16.02.070.A.10 and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.**	**Conformance** N/A
Staff Analysis	Review of the submitted site plans and building plans indicates that no underground portions of the proposed residence or associated structures are proposed to encroach into required setback areas. Accordingly, the provisions governing underground setback encroachments are not applicable to the proposed development. Staff finds that no underground encroachments into required setbacks are proposed and that the project complies with Section 16.04.080.C.8.a.	
16.04.080.C.8.b Underground Encroachments	**No below grade structure shall be permitted to encroach into the riparian setback.**	**Conformance** N/A
Staff Analysis	The subject property does not contain a riparian area or riparian setback. In addition, no below-grade structures are proposed within any area that would be subject to riparian setback requirements. Therefore, this standard is not applicable to the proposed development. Staff finds the project complies with Section 16.04.080.C.8.b.	

Attachment E4

Lot Consolidation Preliminary Plat and Subdivision Exception Evaluation

330 TOPAZ STREET RESIDENCE
LOT CONSOLIDATION PRELIMINARY PLAT EVALUATION

Preliminary Plat Review Criteria (LDC §16.07.080.A.1.d)		
Land Development Code Section	**Preliminary Plat Review Criteria & Staff Analysis**	
16.07.080.A.1.d(1)(A)	**The Preliminary Plat is consistent with the Comprehensive Plan.**	Conformance YES
Staff Analysis	The proposed lot consolidation is consistent with the Comprehensive Plan because it eliminates a substandard lot, reduces the number of legal development parcels from two to one, and results in a more conforming parcel configuration. The proposal does not increase allowable density, building coverage, or development potential. Instead, the lot consolidation facilitates redevelopment of the property in a manner that complies with applicable setback requirements while maintaining consistency with neighborhood character, orderly development patterns, and the hillside protection objectives of the Comprehensive Plan.	
16.07.080.A.1.d(1)(B)	**The Preliminary Plat complies with the standards in Chapter 16.06, Subdivision.**	Conformance YES
Staff Analysis	Compliance with applicable subdivision standards is evaluated in Table 2 of this attachment.	
16.07.080.A.1.d(1)(C)	**The Preliminary Plat complies with the applicable zoning district standards.**	Conformance YES
Staff Analysis	The consolidated parcel will continue to comply with the dimensional standards of the LR Zone including minimum lot area, setbacks, building coverage, and building height.	
16.07.080.A.1.d(1)(D)	**The Preliminary Plat complies with the use, dimensional, design, and development standards in this Code.**	Conformance YES
Staff Analysis	The associated Mountain Overlay Design Review application demonstrates compliance with applicable zoning, development, and design standards.	
16.07.080.A.1.d(1)(E)	**The Preliminary Plat provides a layout of lots, streets, blocks, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive areas and/or community assets.**	Conformance YES
Staff Analysis	The application consolidates two existing lots into a single parcel, eliminating a substandard lot and reducing future development potential. Development remains concentrated within previously disturbed portions of the site and minimizes additional disturbance to the property.	
16.07.080.A.1.d(1)(F)	**The Preliminary Plat provides evidence of public water and sewer system connections.**	Conformance YES
Staff Analysis	The property is served by existing municipal water and sewer infrastructure.	
16.07.080.A.1.d(1)(G)	**The Preliminary Plat identifies and adequately mitigates known natural hazard areas.**	Conformance YES
Staff Analysis	The property is located within the Mountain Overlay District. Natural hazards and hillside development considerations are addressed through the concurrent Mountain Overlay Design Review application.	

16.07.080.A.1.d(2)	**Additional Criteria for Lot Consolidation: All Preliminary Plat applications for lot consolidation must also demonstrate conformance with all applicable Building Permit and land use development approvals.**	Conformance YES
Staff Analysis	The proposed lot consolidation is being reviewed concurrently with the Mountain Overlay Design Review application for redevelopment of the property with a new single-family residence. The associated development has been designed to comply with applicable zoning, Design Review, and Mountain Overlay standards. The lot consolidation does not increase allowable density, development potential, or building coverage. Rather, it eliminates an internal lot line that would otherwise result in a setback encroachment, removes a longstanding substandard lot, and establishes a single parcel capable of accommodating development in compliance with current zoning standards. Based on the submitted materials and the analysis contained in the accompanying Mountain Overlay Design Review staff report, staff finds that the proposed lot consolidation is consistent with applicable land use approvals and development standards and supports orderly development of the property consistent with the Comprehensive Plan and Land Development Code.	

Development and Design Standards (LDC §16.06.050)		
Land Development Code Section	**Development and Design Standards & Staff Analysis**	
16.06.050.A Lot Requirements	1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Corner lots outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of 25 feet unless a longer radius is required to serve an existing or future use. 3. Side lot lines shall be within 20 degrees to a right angle or radial line to the street line. 4. Double frontage lots shall not be created. 5. Every lot in a subdivision shall have a minimum of 20 feet of frontage on a dedicated public street or legal access via an easement of 20 feet or greater in width. Easement shall be recorded in the office of the Blaine County Recorder prior to or in conjunction with recordation of the Final Plat. 6. In the LR-1 District, the maximum density of a single development is one dwelling unit per acre of gross land area of less than 25 percent slope.	Conformance YES
Staff Analysis	The proposed subdivision consolidates two existing tax lots into a single lot and does not create any additional development parcels. The resulting lot will comply with the dimensional requirements of the Limited Residential (LR) zoning district, including minimum lot size and width requirements. Consolidation of the existing	

	lots eliminates a nonconforming lot and results in a more functional development parcel. The proposed lot configuration is compatible with the surrounding pattern of residential development and will accommodate the approved residence and associated site improvements while maintaining required setbacks and preserving solar access to adjacent properties. The subject property is not a corner lot requiring a 25-foot corner radius, and the side lot lines of the proposed lot comply with applicable subdivision standards. The resulting parcel will have frontage along both Topaz Street and Garnet Street, constituting a double-frontage lot. The applicant has requested an exception to the prohibition on double-frontage lots. Staff finds the exception is warranted because the application consolidates existing lots rather than creating a new double-frontage condition, reduces future development potential by combining two lots into one parcel, and supports a coordinated site design that minimizes the need for additional access improvements. As discussed in the staff analysis of the subdivision exception request, approval of the exception is consistent with the purposes of the subdivision regulations. The proposed lot has substantially more than the required 20 feet of frontage and legal access is provided from Topaz Street. Any required easements associated with access and maintenance will be recorded prior to or concurrent with recordation of the final plat. The property is not located within the LR-1 zoning district; therefore, subsection (6) is not applicable. Staff finds the proposed lot consolidation complies with the applicable lot requirements of Section 16.06.050.A, subject to approval of the requested subdivision exception for the resulting double-frontage lot.	
16.06.050.B Building Envelopes	**1. Building envelopes shall be shown on preliminary and Final Plats when a proposed subdivision includes lot(s):** **a. In whole or in part, within the floodplain;** **b. That contain land with a slope in excess of 25 percent, based upon natural contours; or** **c. Create corner lots at the intersection of two or more streets.** **2. The building envelopes shall be located in a manner designed to promote orderly and logical development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure.** **3. Building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses, and topographical features.** **4. Structures may only be built on buildable lots as defined in §16.08.020. Building envelopes shall be established outside of hillsides of 25 percent and greater and outside of the floodway. A Subdivision Exception to this standard may only be considered for the following:**	Conformance N/A

	a. For parcels that are entirely within slopes of 25 percent or greater to create a reasonable building envelope, provided the Mountain Overlay District standards and all other City requirements are met. b. For small encroachments into or over isolated pockets of land with a slope of 25 percent or greater that are found to be in compliance with the purposes and standards of the Mountain Overlay District and this section.	
Staff Analysis	The proposed subdivision consolidates two existing lots into a single parcel and does not create any new development lots. Review of the submitted survey and preliminary plat indicates the property does not contain slopes exceeding 25 percent, is not located within a floodplain, and does not create a corner lot at the intersection of two or more streets. Therefore, a building envelope is not required pursuant to Section 16.06.050.B.1. Although a building envelope is not required, the proposed lot configuration supports orderly and logical development of the property, provides adequate access from Topaz Street, and accommodates the approved residential development while preserving open space and minimizing impacts to surrounding properties. The proposed lot consolidation does not create constraints related to access, utilities, drainage, or site development and is consistent with the purposes of the subdivision regulations.	
16.06.050.C Block Requirements	The length, width, and shape of blocks within a proposed subdivision shall conform to the following requirements: 1. No block shall be longer than 1,200 feet, nor less than 400 feet between the street intersections, and shall have sufficient depth to provide for two tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses, and topographical features. 4. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a 75-foot radius from the intersection of the streets.	Conformance N/A
Staff Analysis	The proposed application is a lot consolidation that combines two existing lots into a single parcel and does not create any new blocks, streets, or development lots. As no new block structure is proposed, the standards governing block length, width, depth, and configuration are generally not applicable to the project.	
16.06.050.D Street Improvement Requirements	1. The arrangement, character, extent, width, grade, and location of all streets put in the proposed subdivision shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in §16.04.020, *Access, Connectivity, and Circulation*, and all other applicable ordinances, resolutions or	Conformance N/A

	regulations of the City or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad, or limited access highway right-of-way, the City Council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent and not more than seven percent so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the City Council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the Council finds it practical to require the dedication of the remainder of the right-of-way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right-of-way shall be dedicated; 7. Dead-end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two lots, a temporary turnaround easement shall be provided, and the easement shall revert to the adjacent lots when the street is extended; 8. Where any street deflects an angle of ten degrees or more, a connecting curve shall be required having a minimum centerline radius of 300 feet for arterial and collector streets, and 125 feet for minor streets; 9. Streets with centerline offsets of less than 125 feet shall be prohibited; 10. A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets; 11. Proposed streets that are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the County Assessor's Office before submitting same to City Council for Preliminary Plat approval; 12. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills; 13. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;	

	14. In general, the centerline of a street shall coincide with the centerline of the street right-of-way, and all crosswalk markings shall be installed by the subdivider as a required improvement; 15. Street lighting may be required consistent with adopted City standards and where designated shall be installed by the subdivider as a requirement improvement; 16. Private streets may be allowed upon recommendation by the Planning and Zoning Commission and approval by the City Council. Private streets shall be constructed to meet the design standards specified in §16.06.050.D.2, and §16.04.020, Access, Connectivity, and Circulation; 17. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the Streets Department and shall be consistent with the type and design of existing street signs elsewhere in the city; 18. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic that will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be pursuant to adopted standard specifications; 19. Sidewalks, curbs, and gutters shall be a required improvement installed by the subdivider in compliance with adopted City standards; and 20. No new public or private streets or flag lots associated with a proposed subdivision are permitted to be developed on parcels within the Avalanche Overlay District.	
Staff Analysis	The proposed application is a lot consolidation that combines two existing lots into a single parcel and does not create any new streets, roadway segments, or access corridors. The project will continue to utilize the existing access from Topaz Street and does not require the construction, extension, or dedication of public streets. As a result, many of the street design and construction standards contained in this section are not directly applicable to the proposal. The existing access configuration and associated improvements have been reviewed by the City Engineer, Streets Department, and Ketchum Fire District. As part of the development, the applicant is providing a 15-foot-wide easement along the historically maintained portion of Topaz Street to accommodate roadway maintenance, snow storage, drainage, and emergency access. The proposed access improvements and fire apparatus turnaround are designed to provide safe circulation for residents, visitors, emergency responders, and service vehicles. Because the application does not create new streets, street intersections, bridges, street names, street lighting systems, or roadway alignments, the standards related to street layout, block circulation, centerline geometry, street naming, bridge construction, and similar subdivision infrastructure are not applicable. Likewise, no new public or private streets are proposed, and the property is not located within the Avalanche Overlay District.	

	Staff finds that the proposed lot consolidation will continue to be served by adequate access and circulation infrastructure and is consistent with the applicable requirements and intent of Section 16.06.050.D.	
16.06.050.E **Alley Improvement Requirements**	**1. Alleys shall be provided in Mixed-Use districts.** **2. The width of an alley shall be not less than 20 feet.** **3. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement.** **4. Dead end alleys shall be permitted only within the original Ketchum Townsite and only after due consideration of the interests of the owners of property adjacent to the dead end alley including, but not limited to, the provision of fire protection, snow removal and trash collection services to such properties.** **5. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in §16.06.050.D.2.**	Conformance N/A
Staff Analysis	The proposed application is a lot consolidation within the Limited Residential (LR) zoning district and does not involve the creation of lots within a Mixed-Use zoning district. No alleys exist on or adjacent to the subject property, and no alley construction, extension, dedication, or improvement is proposed as part of the subdivision. Because the proposal does not involve a mixed-use development, alley infrastructure, alley intersections, dead-end alleys, or alley improvements, the alley improvement requirements of this section are not applicable to the proposed lot consolidation. Staff finds Section 16.06.050.E does not apply to the proposed subdivision.	
16.06.050.F **Required Easements**	**Easements, as set forth in this section, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.** **1. A public utility easement at least ten feet in width shall be required within the street right-of-way boundaries of all private streets. A public utility easement at least five feet in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the City Engineer to be necessary for the provision of adequate public utilities.** **2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.** **3. All subdivisions that border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten-foot fish and nature study easement along the riverbank. Furthermore, the City Council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access.**	Conformance YES

	These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank that runs through the proposed subdivision. 4. All subdivisions that border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a 25-foot scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion. 5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted, or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans. 6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.	
Staff Analysis	The property contains several easements and access areas necessary to support existing and proposed development, including roadway maintenance, snow storage, emergency access, and irrigation conveyance infrastructure. The applicant proposes a 15-foot-wide easement along the historically maintained portion of Topaz Street to accommodate roadway maintenance, snow storage, drainage, and emergency access. Pursuant to LDC §16.07.080.A.1.c(2)(A)j, the Preliminary Plat must identify the location and dimensions of all proposed easements. Staff has determined that the proposed fire apparatus, emergency services, and Streets Department turnaround easement must be added to the Preliminary Plat prior to City Council consideration. In addition, easements associated with the proposed relocation of the McCoy and Reinheimer irrigation conveyances shall be reflected on the Final Plat following approval of the final conveyance design. Subject to these conditions, staff finds the proposed subdivision can comply with the easement requirements of Section 16.06.050.F.	
16.06.050.G Sanitary Sewage Disposal Requirements	1. Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum Sewage Treatment System as a required improvement by the subdivider. 2. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the City Engineer, City Council, and the Idaho Department of Health and Welfare prior to Final Plat approval. 3. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative	Conformance YES

	provisions for sewage disposal pursuant to the requirements of the Idaho Department of Health and Welfare and the Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements that it deems necessary to protect public health, safety, and welfare.	
Staff Analysis	The subject property is served by the City of Ketchum's public sanitary sewer system. The proposed lot consolidation does not create additional development lots and does not require the installation of a new central sanitary sewer system. The proposed residence and associated improvements will continue to be served by public sewer infrastructure, and any necessary service upgrades, connections, or extensions will be completed at the applicant's expense and reviewed by the City's Wastewater Department. The City's Water and Wastewater Departments reviewed the proposed development and determined that adequate public sanitary sewer service is available to serve the property. Any required sewer improvements and utility construction plans will be subject to review and approval by the City Engineer and applicable agencies prior to issuance of permits. Because the property is served by the existing public sewer system, alternative sewage disposal facilities are neither proposed nor required. Staff finds the proposed subdivision complies with Section 16.06.050.G.	
16.06.050.H Water System Improvements	1. **A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement.** 2. **The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Fire Department and other regulatory agencies having jurisdiction.** 3. **The central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted.** 4. **All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho Department of Health and Welfare, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.**	Conformance YES
Staff Analysis	The subject property is served by the City of Ketchum municipal water system. The proposed lot consolidation does not create additional development lots and does not require the installation of a new central water distribution system. The proposed residence and associated site improvements will continue to be served by the existing public water system, and any required service upgrades, connections, or water infrastructure improvements will be completed at the applicant's expense and reviewed by the City's Water Department.	

	The City's Water Department reviewed the proposed development and determined that adequate domestic water service and fire flow are available to serve the property. Fire protection measures, including hydrant availability and emergency access, have been reviewed in coordination with the Ketchum Fire District. Any required water system improvements will be subject to review and approval by the City Engineer, Water Department, Fire Department, and other applicable agencies prior to issuance of permits. Because the project will connect to and be served by the existing municipal water system, no dead-end private water system or alternative water supply is proposed. Staff finds the proposed subdivision complies with Section 16.06.050.H.	
16.06.050.I Planting Strip Improvements	**1. Planting strips shall be required improvements to screen the view of incompatible features for the following:** **a. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or LI districts or off-street parking areas; and** **b. b. Along the boundary line of lots adjacent to arterial streets or incompatible zoning districts.** **2. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the Final Plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;** **3. All planting strips shall be located within an easement granted to the City and recorded in the office of the Blaine County Recorder prior to or in conjunction with recordation of the Final Plat.** **4. The subdivider shall submit a landscaping plan for such planting strip with the Preliminary Plat application.**	Conformance N/A
Staff Analysis	The proposed application is a lot consolidation that combines two existing residential lots into a single parcel within the Limited Residential (LR) zoning district. The property is surrounded by residential development and is not adjacent to a highway, railroad, commercial district, Light Industrial district, arterial street, or other incompatible land use that would necessitate a screening planting strip pursuant to this section. Because the subdivision does not adjoin incompatible uses or zoning districts and does not require the installation of a reserve planting strip controlling access to a public street, no planting strip easements or associated landscaping improvements are required. Accordingly, the provisions related to planting strip easements, landscaping plans, and installation requirements are not applicable to the proposed subdivision. Staff finds the planting strip improvement requirements of Section 16.06.050.I are not applicable to the proposed lot consolidation.	
16.06.050.J Cuts, Fills, and Grading Improvements	**1. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites,**	Conformance YES

	excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 2. Areas within a subdivision that are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 3. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion. 4. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. 5. Fills shall be compacted to at least 95 percent of maximum density as determined by AASHO T-99 (American Association of State Highway Officials) and ASTM D698 (American Standard Testing Methods). 6. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. 7. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within 12 feet horizontally of the top and existing or planned cut slope. 8. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet, plus one-fifth of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet; tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet, plus one-fifth of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.	
Staff Analysis	The proposed lot consolidation combines two existing lots into a single parcel and does not create additional development lots or roadway infrastructure requiring substantial grading. The associated residential development has been reviewed through the concurrent Mountain Overlay Design Review application, which includes grading, drainage, landscaping, and revegetation plans designed to minimize disturbance to the site and blend development with the existing topography. The proposed development is concentrated within the previously disturbed portion of the property and utilizes the existing access from Topaz Street, reducing the need for additional cuts and fills. The subject property does not contain areas that are unsuitable for development due to excessive slopes, geologic hazards, or other physical constraints requiring designation as open space under this section. Areas not occupied by structures, access improvements, or site infrastructure will remain landscaped or open and will continue to provide separation from adjacent properties and natural site features.	

	The submitted plans provide for revegetation and stabilization of disturbed areas following construction. Any grading, excavation, or fill associated with the project will be subject to review and inspection through the engineering and building permit processes to ensure compliance with applicable standards for soil preparation, compaction, slope stability, drainage, erosion control, and revegetation. Disturbed areas will be protected from erosion during construction and restored upon completion of site work. Staff finds the proposed lot consolidation and associated development are designed to minimize grading impacts, protect site stability, and provide for restoration of disturbed areas consistent with the requirements and intent of Section 16.06.050.J.	
16.06.050.K Drainage Improvements	1. **The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the City on the preliminary and Final Plat.** 2. **All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity.** 3. **An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider.** 4. **Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.**	Conformance YES
Staff Analysis	The proposed lot consolidation combines two existing lots into a single parcel and does not alter the location of existing natural drainage features on the property. The submitted grading and drainage plans identify the drainage patterns serving the site and provide for collection, conveyance, and on-site management of stormwater generated by the proposed development. The project includes drainage improvements necessary to serve the development and has been reviewed by the City Engineer. Existing drainage features will be maintained or improved as necessary to accommodate development while avoiding adverse impacts to adjacent properties or public infrastructure. Any required drainage easements, drainage facilities, culverts, or related improvements will be reviewed through the engineering and building permit processes and constructed in accordance with applicable City standards. The proposed development includes an adequate stormwater management system and provides for the safe conveyance of runoff from the site. Staff finds the project is capable of complying with applicable drainage requirements and that the proposed lot consolidation is consistent with the requirements and intent of Section 16.06.050.K. The property contains existing irrigation conveyances that also function as seasonal runoff conveyance channels. Any relocation of these facilities shall maintain existing conveyance capacity and be reviewed by the Water Supervisor, Public Works	

	Director, City Engineer, and Planning Department prior to approval of final construction plans.	
16.06.050.L Utilities	**In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone, and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.**	Conformance YES
Staff Analysis	The proposed lot consolidation combines two existing lots into a single parcel and will continue to be served by existing public utility infrastructure. The proposed development includes underground installation of utility services, including water, sewer, electric, natural gas, and communication facilities, consistent with City requirements. Existing overhead utility lines serving the property will be removed and replaced with underground service. The City's utility departments reviewed the proposed development and determined that adequate utility service is available to serve the property. Any utility improvements, relocations, service extensions, and associated infrastructure required to serve the development shall be installed at the applicant's expense and subject to review and approval through the engineering and building permit processes. Staff finds that the proposed development will be served by adequate underground utility infrastructure and complies with the requirements of Section 16.06.050.L.	
16.06.050.M Off-Site Improvements	**Where the off-site impact of a proposed subdivision is found by the Planning and Zoning Commission or City Council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to Final Plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.**	Conformance N/A
Staff Analysis	The proposed application is a lot consolidation that combines two existing lots into a single parcel and does not create additional development lots or increase the density otherwise permitted on the property. The subdivision will continue to be served by existing public infrastructure, including roadway access, water service, sewer service, drainage facilities, and emergency services. City departments reviewed the proposed subdivision and associated development plans and determined that existing public facilities are capable of serving the project. The proposal does not create substantial additional traffic or demand on public infrastructure that would necessitate construction of off-site improvements such as roadway upgrades, intersections, bridges, traffic control devices, water system improvements, or sewer system improvements. Staff finds the proposed lot consolidation will not result in off-site impacts requiring additional public infrastructure improvements.	
16.06.050.N Avalanche and Mountain Overlay	**All improvements and subdivisions created pursuant to this chapter shall comply with Avalanche Overlay district and Mountain Overlay district requirements as set forth §16.02.060.D.**	Conformance YES
Staff Analysis	The subject property is located within the Mountain Overlay District and is subject to the applicable standards of Section 16.02.070. The proposed lot consolidation is being reviewed concurrently with a Final Mountain Overlay Design Review	

	application, which evaluates the siting of the residence, access, grading, drainage, vegetation disturbance, utility placement, emergency access, and other hillside development considerations required by the Mountain Overlay regulations. As discussed in the accompanying Mountain Overlay Design Review analysis, staff finds the proposed development complies with the applicable requirements of the Mountain Overlay District. The subject property is not located within the Avalanche Overlay District; therefore, Avalanche Overlay standards do not apply. Staff finds the proposed lot consolidation and associated development comply with the requirements of Section 16.06.050.N	
16.06.050.O Natural Feature Preservation	**1. Existing natural features that enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.** **2. Preserved natural features shall be located within an easement granted to the City and recorded in the office of the Blaine County Recorder prior to or in conjunction with recordation of the Final Plat.**	Conformance N/A
Staff Analysis	The proposed lot consolidation combines two existing lots into a single parcel and does not alter the location of existing natural features on the property. The associated residential development has been designed to minimize disturbance to existing site features and vegetation to the extent practicable. Existing mature vegetation will be retained where feasible, and disturbed areas will be revegetated in accordance with the approved landscape and restoration plans. The property does not contain identified historic resources, significant rock outcroppings, or other natural features requiring preservation through a dedicated conservation or preservation easement. Existing vegetation will be retained where practicable, and disturbed areas will be revegetated in accordance with the approved landscape plan. Staff finds the proposed lot consolidation is consistent with the requirements and intent of Section 16.06.050.O.	