



CITY OF KETCHUM, IDAHO

CITY COUNCIL

Thursday, August 13, 2026, 5:30 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Council Meetings via live stream.

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

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

- Join us via Zoom (*please mute your device until called upon*)

Join the Webinar: <https://ketchumidaho-org.zoom.us/j/81001649953>

Webinar ID:810 0164 9953

- Address the Council in person at City Hall.
- Submit your comments in writing at participate@ketchumidaho.org (by noon the day of the meeting).

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

CALL TO ORDER: By Mayor Pete Prekeges

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

PUBLIC COMMENT:

1. In-Person/Virtual
- [2.](#) Previously Submitted

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

CONSENT AGENDA:

ALL ACTION ITEMS - The Council is asked to approve the following listed items by a single vote, except for any items that a Councilmember asks to be removed from the Consent Agenda and considered separately.

- [3.](#) Recommendation to approve minutes of City Council, July 23, 2026 - City Clerk Trent Donat
4. Authorization and approval of the payroll register - Director of Finance Brent Davis

- [5.](#) Authorization of disbursement of funds from the City's Treasury for the payment of bills - Director of Finance Brent Davis
- [6.](#) Recommendation to approve Alcohol Beverage License Applications - Business & Tax Specialist Kelsie Choma
- [7.](#) Recommendation to approve Landscape Easement Agreement with the Idaho Foundation for Parks and Lands - Director of Public Works Ben Whipple
- [8.](#) Recommendation to approve Right-of-Way Encroachment Agreement 27026 between the City of Ketchum and Rachelle Marie DeLong Separate Property Trust - City Engineer Robyn Mattison
- [9.](#) Recommendation to approve Findings of Fact related to P26-022 491 E Sun Valley Rd., City of Ketchum Historic Listing – Senior Planner Allison Kennedy

PUBLIC HEARING:

- [10.](#) Recommendation to conduct the second reading by title only of Ordinance 1281, approving FY 2027 Budget, and schedule the third reading - Director of Finance Brent Davis
- [11.](#) Recommendation to conduct third reading by title only and approval of Ordinance 1282, authorizing a special election in November related to original Local Option Tax - City Administrator Jade Riley
- [12.](#) Review and approve the 330 Topaz Street Residence Lot Consolidation Preliminary Plat and two requested subdivision exceptions – Senior Planner Abby Rivin
- [13.](#) Recommendation to review and approve Townhouse Subdivision Preliminary Plat P26-016a for the Seidner Residences at 460 N 4th Avenue and adopt Findings of Fact, Conclusions of Law, and Decision – Planner Genoa Beiser

NEW BUSINESS:

14. Sun Valley Economic Development Quarterly Update - Mel Jackson

EXECUTIVE SESSION:

15. Idaho Code 74-206(1)(c) - To acquire an interest in real property not owned by a public agency.

ADJOURNMENT:

Dawn Hofheimer

From: Daniel Hubbard <danielhubbard@gmail.com>
Sent: Monday, July 27, 2026 1:02 PM
To: Participate
Subject: Parking on Saddle Road Issue

Follow Up Flag: Follow up
Flag Status: Completed

To: City Council and City Administration

I am writing to express concerns regarding the increasing issues caused by inadequate parking at Bigwood Golf Course and Zenergy.

Overflow parking has spread onto nearby residential streets (Stirrup and Spur Lanes) and along Saddle Road, creating congestion. Visitors regularly park on streets that were never intended to accommodate this volume of traffic, impacting residents and creating additional hazards.

I respectfully request that the City evaluate this area and consider the following actions:

Require the golf course and Zenergy to provide adequate on-site parking or implement effective overflow parking management.

Evaluate parking restrictions on residential side streets and along Saddle Road to improve visibility and emergency access.

Conduct a comprehensive traffic and pedestrian safety study.

Thank you for your attention to this important matter.

Sincerely,

Daniel D. Hubbard
danielhubbard@gmail.com

Dawn Hofheimer

From: HP Boyle <boylehp@yahoo.com>
Sent: Monday, August 3, 2026 9:24 AM
To: Participate
Subject: PUBLIC COMMENT on Guyer Springs application for P&Z (but Council should look at this!)

To the Commissioners,

As you refine the application, I would like to highlight a couple of opportunities to improve the P&Z process for the City of Ketchum.

1. The applicant makes a comment at the bottom of packet page 8. I would encourage the Commission to incorporate this as a matter of policy on all applications. Fix the code. Reduce ad hoc approaches to development.

"If the City wishes to require greater setbacks or additional limitations on decks and patios, the applicant believes such requirements should be incorporated into the Ketchum Municipal Code and applied consistently to all comparable developments, rather than imposed solely as a condition of this application."

2. There is a conflict in the Community Housing Plan that you could get the Council to fix (I think this is beyond your remit, so not sure why you are the ones being asked to approve this in the first place).

"The framework is designed to create more than attainable housing; it is intended to foster longterm [sic] community participation by allowing local workers to establish roots, build equity, and invest in Ketchum, a place they can proudly call home." (packet page 10).

"The maximum resale price shall be limited to an annual appreciation of three percent (3%), compounded annually, or the consumer price index (CPI) at time of sale, not to exceed 6% year over year, whichever is greater."

That second clause is designed to limit the equity a homeowner can generate from owning a community housing unit. If that is the intent, this is a suboptimal way to go about it. Rather than limiting price appreciation, it would be much more efficient and far less confusing to just have the owner divide the gain with the KHA. In other words, 50% of any gain would go to the City's KHA, and the owner can retain half. I used 50/50 as an example. This is much easier to describe and implement. The KHA could use its portion of the gain to buy down the price of the unit for the subsequent purchaser (or use it for a different unit). It is fairer, easier, and more flexible than what is in the plan.

3. The CHP does not address the HOA fee problem for community housing units. HOAs increase their fees as a method of taking their units out of the community housing pool by making the HOA fees unaffordable. See the Evergreen situation that exists today. The CHP needs to anticipate and mitigate this rather than kicking the can down the road.

Thank you,

Perry Boyle
Ketchum

Submit a Public Comment

Public comments are part of the official record and are provided to the appropriate board or commission for consideration.

Are you submitting this on behalf of a public hearing? Yes

Comment

For years, I enjoyed feeding carrots to beautiful giant draft horses (including Blueberry, Strawberry, Cap, Chalk, Brittany and Claude, among others we named ourselves, such as Carrot Boss!) on the western field of the Reinheimer Ranch. A couple summers back, I noticed the fencing being torn down. I knew this would mean horses would not be returning. It is my understanding the IFPL removed the fencing. Why? The horses provided a natural, historic gateway to Ketchum. Fencing must be returned to this section of the Reinheimer Ranch field. Due to extreme heat on summer days, please plant a few trees as well. Let's bring back the horses!

Attach supplemental information











Which board or commission is this City Council for?

- Comments are included in meeting materials based on when they are received:
- Comments received before publication of the meeting packet will be included in the packet.
 - Comments received after publication of the meeting packet up to the noon deadline on the day of the meeting will be added to the packet that day.
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Your Information	
Full Name	Colleen Kelley Reali
Email	kellanor@gmail.com
Phone Number	

Submit a Public Comment

Public comments are part of the official record and are provided to the appropriate board or commission for consideration.

Are you submitting this on behalf of a public hearing? I'm not sure.

Comment Please help restore the Reinheimer ranch historic look and feel by supporting the replacement of the fences.

Which board or commission is this for? City Council

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Your Information

Full Name Linda Parsons

Email lindaintown@gmail.com

Phone Number [REDACTED]

Submit a Public Comment

Public comments are part of the official record and are provided to the appropriate board or commission for consideration.

Are you submitting this on behalf of a public hearing? Yes

Comment The IFPL should immediately restore the fences on the Reinheimer Ranch property. It is supposed to be a Stuart of. It has always housed cows and horses, and Ben an iconic place kept up in beautiful condition. This has fallen into dis repair due to the negligence of the IFPL Brenda Powell

Which board or commission is this for? Planning & Zoning Commission

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Your Information

Full Name Brenda Powell

Email fitnesswithbrenda@gmail.com

Phone Number [REDACTED]

Dawn Hofheimer

From: Claire Gadd <clairemgadd@gmail.com>
Sent: Monday, July 27, 2026 3:59 PM
To: Participate
Cc: cityclerk@sunvalleyidaho.gov; city.clerk@haileycityhall.org; CountyClerk@co.blaine.id.us
Subject: Re: Public Record Comment: Regional Flock ALPR Safeguards

Follow Up Flag: Follow up
Flag Status: Completed

Thank you!

Given the proximity of a high flock camera count per capita as compared to the rest of the country, it means a lot to me to have my comments on record. I believe this is a current issue that the entire Wood River Valley is facing and Ketchum is not exempt from that, despite the fact that they don't have flock cameras today. I suspect this issue will be an ongoing discussion point and I greatly appreciate your time in reading my comments, even if we do not have a flock camera in Ketchum specifically as of today's date.

Best,
Claire

On Jul 27, 2026, at 3:26 PM, Participate <participate@ketchumidaho.org> wrote:

Thank you for your email Claire,

The City of Ketchum does not have any Flock Cameras.

Regards,

CITY OF KETCHUM COMMUNITY ENGAGEMENT TEAM
P.O. Box 2315 | 191 Fifth St. W. | Ketchum, ID 83340
o: 208.726.3841 | f: 208.726.7812
participate@ketchumidaho.org | ketchumidaho.org

From: Claire Gadd <clairemgadd@gmail.com>
Sent: Monday, July 27, 2026 12:52 PM
To: cityclerk@sunvalleyidaho.gov; city.clerk@haileycityhall.org; CountyClerk@co.blaine.id.us; Participate <participate@ketchumidaho.org>
Subject: Public Record Comment: Regional Flock ALPR Safeguards

I am copying clerks valley-wide to advocate for regional consistency, noting that Bellevue has already taken steps to [cancel their contract](#).

To the County and City Clerks:

I am a resident of Blaine County, and I am asking our county and city governments to 1) end their respective contracts with Flock Safety, 2) remove the automated license-plate-reader (ALPR) cameras now operating on our roads, and 3) not to renew or expand these programs valley-wide.

I want to be clear that I care about public safety, and I take seriously the cases in which these cameras have helped. I do not doubt local law enforcement acts in good faith. My objection is not that surveillance is never useful - it is that a permanent, county-wide record of where residents drive is the wrong trade for a community like ours, and the evidence that it actually makes us safer is thin. I want to make four points.

1. This is a moving benchmark, and it only moves one direction.

An ALPR network does not watch suspects; it photographs and logs every vehicle that passes, and stores where law-abiding residents go and when. The Supreme Court has already warned that this kind of aggregated tracking is different in kind from an officer's ordinary observation; in *Carpenter v. United States* (2018), the Court held that a person does not lose all Fourth Amendment protection simply by driving in public.

The reason I raise the "benchmark" concern specifically: the legal and technical line keeps moving. In January 2026, a federal judge upheld Norfolk, Virginia's 176-camera Flock network but explicitly cautioned that the system could become unconstitutional as it grows - lawful for now, in his words, but not necessarily later (WHRO; Courthouse News, Jan. 2026). During that litigation it emerged that one plaintiff's car had been logged 526 times in four months.

Meanwhile the technology itself is expanding: a vendor (Leonardo) has patented and begun marketing an add-on that ties the phones, earbuds, and smartwatches a person carries to their license plate, turning a car-tracker into a people-tracker (404 Media, June 2026). Once the infrastructure and the public's tolerance for it are in place, each expansion looks like a small step from the last. The way to avoid that ratchet is not to start down it.

2. There is little evidence this actually increases safety.

The core justification for these cameras is deterrence and crime reduction, and that claim deserves scrutiny. When Denver's city-run Flock network went dark for roughly a month in early 2026 during a contract gap, auto theft still fell about 29% year-over-year, according to 9NEWS reporting on city public-records data. That single month is not proof on its own - and I'll say so plainly - but Colorado's own Auto Theft Prevention Authority attributed the broader decline to a combination of factors and a 2023 change in state law, not to cameras. If a county-wide surveillance system cannot clearly show it is the thing keeping us safe, then it is asking us to give up a great deal in exchange for very little demonstrated benefit. The burden of proof should sit with the program, not with the residents being

recorded.

3. This is not who Idaho is.

Idaho has a deep tradition of limited government, personal liberty, and skepticism of distant institutions collecting data on ordinary people. A private, out-of-state corporation building a standing database of Idahoans' movements - and deciding who else can search it - runs against that grain. Our own Legislature recognized the risk when it acted in 2025 to restrict ALPR data access to authorized law enforcement.

Reporting around the country has documented federal and out-of-state agencies searching local Flock networks that residents and councils never approved - including immigration-related queries run through local cameras (404 Media) and one California city that terminated its contract after learning its data had been searched hundreds of thousands of times by agencies it had never authorized. As of early 2026, at least 30 U.S. localities have deactivated Flock cameras or canceled contracts, according to NPR - many citing exactly these data-sharing concerns. Idaho should not import a system whose data can flow to hands we did not choose.

I'd also ask your respective councils and boards to consider how part of this network came to exist, because in a valley this small the line between towns means little in practice. Five of Sun Valley's Flock cameras were donated in 2025 by Allen & Company, the New York firm behind the invitation-only Sun Valley Conference each July, which also paid the initial two-year contract before the city took over the cost. One of them sits on Highway 75, the road nearly all of us in the county use. I understand the security concerns that attend a gathering of that profile. But that is the point: *if a permanent surveillance network on our public roads is being justified, even in part, by the private security needs of a private annual event - especially for individuals who do not live here - the burden and the cost belong with that private beneficiary, not the public.* Cameras installed for such a purpose should be treated as exactly that, temporary: sponsored, installed, and removed by the beneficiary around the event, confirmed down when it ends, with each installation and removal on the public record. A private firm's convenience should not become a standing dragnet that residents fund and live under the other fifty-one weeks of the year.

4. This damages the important relationship between law enforcement and the people they serve.

Good policing in a place like Blaine County depends on trust - on residents seeing deputies and officers as neighbors, not as a system tracking them. A dragnet that records everyone quietly reverses that, treating every resident as a suspect to be logged by default. And the tool has repeatedly been turned to personal misuse: officers in Kansas and Wisconsin have been criminally charged or resigned after using Flock or similar systems to track ex-partners, and here in Idaho a neighboring county's sheriff reportedly used ALPR cameras to look up his own wife's vehicle. When a system is that easy to abuse, "trust us not to" is not a safeguard.

Errors erode trust just as badly. In other jurisdictions, misread plates have put innocent people - including children - at gunpoint during high-risk stops, and in one documented

Colorado case an officer accused a resident of a crime based on a Flock hit and refused to look at the dashcam footage that cleared her. I recognize that Sheriff Ballis and local police leadership have expressed intentions to verify plates before acting on alerts, and I credit that commitment. But departments elsewhere made the same promises, and the failures above happened anyway. Every wrongful stop, and every resident who feels watched, spends down the community goodwill that keeps this county safe - the opposite of what the program is meant to do.

What I am asking

I respectfully ask your respective boards and councils to end your regional Flock contracts and remove the cameras, and to decline any renewal or expansion.

If you are not prepared to do that today, I ask at minimum that you:

1. Publicly release the network audit log - the full record of who has searched our data, including any federal or out-of-state queries;
2. Disclose the data-sharing configuration and retention period, and who approved them;
3. Allow no camera to remain or be added without a public vote, a published and enforceable access policy, and independent audits with public results;
4. Require that any camera installed for the security of a private event be sponsored and removed by that private beneficiary, taken down once the event ends, and documented in a public record of each installation and removal.

Thank you for your time and for your service to this community.

Respectfully,
Claire Gadd

Submit a Public Comment

Public comments are part of the official record and are provided to the appropriate board or commission for consideration.

Are you submitting this on behalf of a public hearing? Yes

Comment Fences should be repaired on Reheimer ranch as were taken down by road work

Which board or commission is this for? City Council

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Your Information

Full Name Chiyo

Email chiyoparten@gmail.com

Phone Number [REDACTED]

Response to Ordinance 1279

From Tim Lalley <tim.lalley@live.com>

Date Thu 8/6/2026 2:41 PM

To Participate <participate@ketchumidaho.gov>

Cc Sarah Geisler <sgeisler41@gmail.com>; Rachel Lalley <rachellalley73@gmail.com>

 1 attachment (39 KB)

Ordinance 1279 P&Z Letter.pdf;

Dear Members of the Planning & Zoning Commission and City Council,

We are writing as the owners of two residential properties within the City of Ketchum to express our concerns regarding proposed Ordinance 1279.

While we appreciate the City's efforts to plan for thoughtful growth and preserve the character of our community, we believe several aspects of this ordinance warrant additional consideration before moving forward.

The proposed reduction of the maximum building height from 35 feet to 27 feet in most residential and Mountain Overlay districts is a significant policy change that could have lasting consequences. In our view, limiting building height in this manner will reduce the development potential of many residential properties, which may negatively affect property values. This impacts not only individual property owners but could also have broader financial implications for the City.

Additionally, reducing allowable building heights limits the feasibility of under-structure parking in many residential projects. Given Ketchum's existing parking challenges, this change could unintentionally increase pressure on street parking and further exacerbate downtown parking shortages.

We also encourage the Council to evaluate the potential fiscal impacts of this proposal. If reduced development potential leads to lower property values, has the City considered how this may affect future property tax revenues that help fund essential public services?

Beyond the substance of the ordinance, we are concerned about the process. It appears that Ordinance 1279 is advancing through the committee process with limited opportunity for meaningful community input. The proposed changes are broad in scope and affect property owners throughout the community. Changes of this magnitude deserve careful analysis, robust public discussion, and sufficient time for residents, property owners, and stakeholders to understand the implications and provide thoughtful feedback.

Implementing multiple significant changes on an accelerated timeline increases the likelihood of unintended consequences and unforeseen errors. A more deliberate process would allow the City to identify and address these issues before adopting permanent regulations.

For these reasons, we respectfully ask the Planning & Zoning Commission and the City Council to reconsider the proposed residential height restrictions and to extend the public review process. Allowing additional time for community engagement and careful evaluation will help ensure that any adopted regulations reflect the interests of the entire Ketchum community and achieve the City's long-term planning goals without creating unnecessary negative impacts.

Thank you for your consideration and for your service to the City of Ketchum. We appreciate your willingness to listen to the concerns of residents and property owners as you evaluate this important ordinance.

Sincerely,

Sarah Geisler, Tim and Rachel Lalley

Submit a Public Comment

Public comments are part of the official record and are provided to the appropriate board or commission for consideration.

Are you submitting this on behalf of a public hearing? No

Comment We frequent the Warm Springs Preserve Dog Park quite a bit and I was concerned about the lack of parking the NEW parking lot has. I'm hoping you can put more parking where the vacant dirt is as It seems there is LESS parking than the original parking lot. Please, please put in more parking.

Which board or commission is this for? City Council

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Your Information

Full Name Libby Huyck

Email [REDACTED]

Public Submission: Recommended Adoption of Ketchum Privacy and Surveillance Ordinance

From James Hungelmann <jim.hungelmann@gmail.com>

Date Mon 8/10/2026 2:34 PM

To Peter Prekeges <PPrekeges@ketchumidaho.gov>; Spencer Cordovano <SCordovano2@ketchumidaho.gov>;
Tripp Hutchinson <THutchinson@ketchumidaho.gov>; Matthew McGraw <MMcGraw@ketchumidaho.gov>;
Randy Hall <RHall@ketchumidaho.gov>; Participate <participate@ketchumidaho.gov>

August 9, 2026

**Public Submission and Recommendation
Ketchum City Council**

Re: *Proposed* Ketchum Privacy and Surveillance Ordinance

Dear Mayor and Council Members:

I recommend that the Ketchum City Council adopt a simple ordinance prohibiting Flock cameras and similar automated license-plate surveillance equipment on property and rights-of-way owned or controlled by the City of Ketchum and prohibiting City participation in generalized automated vehicle-surveillance networks.

The reasons are straightforward.

Ketchum is a small community whose character has long reflected independence, privacy, freedom of movement, access to the outdoors, and a healthy measure of freedom from unnecessary governmental intrusion.

Flock and similar systems fundamentally alter that relationship. They permit the routine photographing and recording of vehicles traveling through the community, together with license-plate, time, and location information, and make those observations electronically searchable. The overwhelming majority of people whose movements are recorded are suspected of no crime.

Nor can an individual realistically opt out. A person traveling lawfully on a public street is subject to observation and recording simply by being there. That makes meaningful public oversight particularly important.

There is an important distinction between **investigating a crime** and **collecting information about everyone in case it becomes useful in investigating a crime later**.

History is filled with examples of surveillance powers adopted for limited or seemingly legitimate purposes and later expanded, misused, or placed in the hands of less responsible officials.

This proposal does not interfere with legitimate law enforcement. Police and sheriffs should have the tools reasonably necessary to investigate crimes, apprehend dangerous individuals, recover stolen property, and locate missing or endangered persons. But the usefulness of a technology does not mean that every community must accept permanent surveillance infrastructure.

Nor should a decision of this importance belong exclusively to a technology company or an individual law-enforcement official. The Sheriff has important independent responsibilities under Idaho law. The Ketchum City Council likewise has responsibilities to the people of Ketchum and authority over City government and property within its lawful control.

Whether Ketchum will permit generalized surveillance infrastructure on its property is properly a matter for Ketchum's elected representatives, acting openly and publicly. The strong sentiment expressed throughout Ketchum and the greater Blaine County community is that generalized Flock surveillance is neither wanted nor consistent with the character and values of our community.

The City need not wait for a court to determine the outermost limits of the Fourth Amendment before choosing a greater measure of privacy.

Local Policing, Authority and Accountability

This question is particularly timely because Ketchum has already determined to return to local municipal policing—a decision reflecting Ketchum's right to determine the character and priorities of law enforcement serving its community.

That model should be local, transparent, accountable, interactive, and responsive to the public. It should be based upon trust between law enforcement and the community—not upon the quiet accumulation of increasingly powerful means of monitoring the public.

The fact that the Blaine County Sheriff is independently elected does not place the Sheriff's Office outside ordinary governmental checks and balances or make it a government unto itself. Idaho law assigns the Board of County Commissioners substantial responsibilities concerning county budgeting, property, acceptance of donated property, and supervision and auditing of county officers.

The Sheriff retains substantial discretion in carrying out legitimate law-enforcement functions, but that independence does not confer unrestricted authority to finance and establish permanent surveillance infrastructure beyond ordinary governmental oversight.

Ketchum can respect the Sheriff's legitimate law-enforcement authority while determining for itself whether City property and resources will support generalized automated surveillance. Permanent generalized surveillance of the public should remain subject to fiscal, property, and democratic oversight.

This decision should be made openly by the community through its elected representatives—not quietly by a technology company or individual governmental official.

A Larger Technological and Democratic Concern

Flock should not be considered in isolation.

Automated license-plate readers can increasingly be combined with networked cameras, artificial intelligence, facial recognition, drones, location information, and centralized real-time crime systems. Individually, each may be presented as a useful law-enforcement tool. Together, they create a surveillance capacity of a scale and continuity unimaginable only a generation ago, potentially enabling government to identify people's movements, associations, and activities, including lawful political activity.

In the wrong hands, such an infrastructure could become a serious threat to individual liberty and ultimately to democratic government itself.

The American tradition does not begin with the proposition that government should know where everyone is going and preserve that information in case it someday becomes useful. It begins with the opposite proposition: **government belongs to the people, derives its authority from the people, and remains accountable to them.**

The issue is not whether today's officials intend to misuse this technology. Constitutional government does not assume that everyone possessing governmental power, now and in the future, will always exercise it wisely.

The prudent course is to establish limits at every step—before technologies become interconnected, surveillance becomes routine, and the infrastructure becomes so established that meaningful public control becomes difficult.

Ketchum has an opportunity to draw that line now.

A Continuing Public Concern: The Sheriff's Oath

In June 2026, I submitted *The Sheriff's Constitutional Oath: Technology May Change, but the Oath Does Not*, addressing the constitutional and civic concerns presented by Flock cameras and the broader expansion of automated surveillance technology in Blaine County. That submission called upon the Sheriff and the Board of County Commissioners to recognize that their first responsibility is to the people they serve and the protection of their constitutional liberties, including protection against unnecessary governmental surveillance and overreach.

The present proposal carries that concern to the municipal level. Whatever course Blaine County or the Sheriff's Office may choose, Ketchum retains its own responsibility to determine whether City property, resources, or participation will support a generalized surveillance network.

The principle remains the same: technological usefulness does not answer the more fundamental question of whether permanent surveillance infrastructure belongs in a free community. That decision should be made openly and deliberately by elected representatives accountable to the people whose movements would be recorded.

Conclusion

This is ultimately a question of what kind of community Ketchum wishes to remain.

The issue is not whether surveillance technology can sometimes be useful. The issue is whether that usefulness justifies routinely recording the movements of thousands of people who are suspected of nothing.

This is a free country. One of the central responsibilities of public officials—including law-enforcement officials—is not merely to exercise governmental power, but to respect the constitutional liberties of the people from whom that power derives.

Ketchum is entitled to determine for itself where that balance should be struck.

I respectfully recommend that the City Council adopt an ordinance embodying these principles and offer the following proposed language for the Council's consideration.

Proposed Ordinance Key Terms

Ketchum Privacy and Surveillance Ordinance

1. Prohibitions

- a. No Flock Safety camera or other automated license-plate recognition or substantially similar vehicle-surveillance equipment shall be installed or maintained upon property or rights-of-way owned or controlled by the City of Ketchum without express approval of the Ketchum City Council at a public meeting.

b. The City of Ketchum shall not purchase, operate, subscribe to, maintain, or routinely participate in a generalized automated license-plate surveillance network without express approval of the City Council.

These prohibitions apply regardless of whether such equipment is owned, financed, installed, or operated by the City, Blaine County, another governmental entity, a private organization, or a commercial provider. Nothing herein shall be construed to regulate property or rights-of-way not lawfully subject to the City's control.

2. Existing Equipment

Any Flock Safety camera or other automated license-plate surveillance equipment presently installed upon property or rights-of-way owned or controlled by the City of Ketchum shall be removed no later than thirty (30) days following the effective date of this ordinance, unless its continued presence is expressly approved by the Ketchum City Council at a public meeting.

Within five (5) days following the effective date of this ordinance, the City shall notify the owner or operator of any such equipment of the requirement for removal and shall take all lawful steps necessary to ensure timely removal.

3. Future Authorization

Before approving any future automated license-plate surveillance system, the City Council shall publicly disclose and consider its proposed locations, purpose, cost, data-retention period, permitted uses, agencies having access to the information, data-sharing arrangements, and procedures for preventing and detecting misuse.

4. Legitimate Law Enforcement Preserved

Nothing in this ordinance prohibits lawful investigation of a particular crime, suspect, vehicle, missing or endangered person, emergency, or the execution of a warrant, court order, or other lawful process.

Respectfully submitted,

James Hungelmann
Ketchum, Idaho

Dawn Hofheimer

From: HP Boyle <boylehp@yahoo.com>
Sent: Tuesday, August 11, 2026 12:20 PM
To: Participate
Subject: Public Comment for 8/13 Council Meeting on LOT Referendum

To the Council:

This meeting is your final opportunity to fix the LOT referendum set for November. I respectfully request that you reconsider the term of the tax, limit it to 10 years (consistent with a Comp Plan cycle), and raise the tourist tax only on tourists via the lodging tax.

Thank you,

Perry Boyle
Ketchum

Dawn Hofheimer

From: Pat higgins <pathiggins@cox.net>
Sent: Monday, August 10, 2026 4:53 PM
To: Participate
Subject: Proposed height reduction

Dear Mayor Pete and city leaders,

We support Planning and Zoning and the city council reviewing the Proposed Height Reduction plan. We are in favor of lowering the heights of both commercial and residential.

We do not have the resources to continue on the path we have been following.

Preserving Ketchums character is at stake ,hopefully it is not too late.

Thank you,

Pat and Alex Higgins

Sent from my iPhone



CITY OF KETCHUM
MINUTES OF THE CITY COUNCIL
Thursday, July 23, 2026
191 5th Street West, Ketchum, ID

CALL TO ORDER: (00:00:33 in video)

Mayor Pete Prekeges called the Ketchum City Council meeting to order at 5:32 p.m.

ROLL CALL CITY COUNCIL:

Matthew McGraw (remote)
Tripp Hutchinson
Randy Hall (remote)
Spencer Cordovano

ALSO PRESENT:

Allison Kennedy—Senior Planner
Ben Whipple—Public Works Director
Brent Davis—Director of Finance
Cece Albertson—Wood River Land Trust
Daniel Hansen—Director of Community Engagement
Jade Riley—City Administrator
Joshua Stanek—City Attorney
Robyn Mattison—City Engineer
Trent Donat—City Clerk and Business Manager

PUBLIC COMMENT:

- Public comment opened (00:01:25 in video)
 - Timothy Mounts—remote (00:02:27 in video)
- Public comment closed (00:03:50 in video)

COMMUNICATIONS FROM MAYOR AND COUNCILORS:

Comments by the Mayor and Council (00:03:56 in video)

CONSENT AGENDA

- Matthew McGraw pulled agenda items #15 and #16 (00:18:41 in video)
- Spencer Cordovano pulled agenda item #9 (00:19:04 in video)
- Comments and questions by the Council and staff (00:19:12 in video)

Motion to approve the Consent Agenda excluding items #9, #15 and #16 (00:20:03 in video)

MOVER: Tripp Hutchinson

SECONDER: Spencer Cordovano

AYES: Tripp Hutchinson, Spencer Cordovano, Matthew McGraw, Randy Hall

RESULT: Motion Passes

#9. Recommendation to approve Alcohol Beverage License Applications

- Presented by: Brent Davis (00:20:25 in video)
- Comments and discussion by the Council and staff (00:20:47 in video)

Motion to approve Consent Agenda item #9 (00:32:03 in video)

MOVER: Tripp Hutchinson

SECONDER: Matthew McGraw

AYES: Randy Hall, Matthew McGraw, Tripp Hutchinson

NAYS: Spencer Cordovano

RESULT: Motion Passes

#15. Recommendation to approve Right-of-Way Encroachment Agreement 24913A between the City of Ketchum and Bruce G Vitarisi Trustee of the 219 E Canyon Run Trust Dated 5.27.21

#16. Recommendation to Right-of-Way Encroachment Agreement Amendment 27017 between the City of Ketchum and Idaho Power

- Presented by: Robyn Mattison (00:32:35 in video)
- Comments and discussion by the Council and staff (00:33:00 in video)
- Public comment opened (00:35:17 in video)
 - Timothy Mounts—remote (00:35:18 in video)
- Public comment closed (00:36:36 in video)
- Comments and discussion by the Council and staff (00:36:41 in video)

Motion to approve items #15 and #16 of the consent agenda (00:39:15 in video)

MOVER: Matthew McGraw

SECONDER: Tripp Hutchinson

ABSTAINED: Spencer Cordovano

AYES: Matthew McGraw, Tripp Hutchinson, Randy Hall

RESULT: Motion Passes

Mayor Pete Prekeges swore in Joshua Stanek as City Attorney (00:40:09 in video)

PUBLIC HEARING:

18. Recommendation to approve an application to add 491 E Sun Valley Road on the City of Ketchum Historic Building/Site List

- Presented by: Allison Kennedy (00:40:46 in video)
- Comments and discussion by the Council and staff (00:50:45 in video)
- Public comment opened (00:52:53 in video)
 - Jacob Galczynski (00:53:17 in video)
 - Susan Desko (00:55:06 in video)
- Public comment closed (01:00:43 in video)
- Comments and discussion by the Council and staff (01:00:48 in video)

Motion to approve application No. P26-022 to add 491 E Sun Valley Rd to the City of Ketchum's Historic Building/Site list, finding that it meets criteria in KMC 16.07.060.F and direct staff to return with Findings of Fact and Conclusions of Law (01:02:13 in video)

MOVER: Randy Hall

SECONDER: Tripp Hutchinson

AYES: Matthew McGraw, Tripp Hutchinson, Randy Hall, Spencer Cordovano

RESULT: Motion Passes

19. Proposed Fiscal Year 2027 Fees and Charges Public Hearing

- Presented by: Brent Davis (01:03:38 in video)

- Comments and questions by the Council and staff (01:11:47 in video)
- Public Hearing opened (01:31:45 in video)
- Public Hearing closed (01:31:25 in video)

Motion to adopt Resolution 26-016, a revised fee schedule for the City of Ketchum, Idaho, effective October 01, 2026 (01:31:41 in video)

MOVER: Tripp Hutchinson

SECONDER: Matthew McGraw

AYES: Tripp Hutchinson, Matthew McGraw, Spencer Cordovano, Randy Hall

RESULT: Motion Passes

20. Proposed Fiscal Year 2027 Budget Public Hearing

- Presented by: Brent Davis (01:32:16 in video)
- Comments and questions by the Council and staff (01:42:17 in video)
- Public Hearing opened (01:43:25 in video)
- Public Hearing closed (01:43:46 in video)

Motion to direct staff to schedule the readings for the fiscal year 2027 budget ordinance 1281 (01:43:54 in video)

MOVER: Spencer Cordovano

SECONDER: Tripp Hutchinson

AYES: Spencer Cordovano, Tripp Hutchinson, Matthew McGraw, Randy Hall

RESULT: Motion Passes

21. Recommendation to conduct first reading by title only of Ordinance 1282, authorizing a special election in November related to the original Local Option Tax

- Presented by: Jade Riley (01:45:21 in video)
- Comments and questions by the Council and staff (01:46:25 in video)
- Public Hearing opened (01:55:18 in video)
 - Annie Corrock (01:55:40 in video)
- Public Hearing closed (02:00:23 in video)

Motion to conduct the first reading by title only of Ordinance 1282, authorizing a special election in November related to original local option tax (02:01:08 in video)

MOVER: Matthew McGraw

SECONDER: Randy Hall

AYES: Matthew McGraw, Randy Hall, Spencer Cordovano

NAYS: Tripp Hutchinson

RESULT: Motion Passes

- Trent Donat read Ordinance 1282 by title only (02:01:46 in video)
- Public comment opened (02:03:04 in video)
 - Gerri Pesch (02:03:12 in video)
- Public comment closed (02:07:59 in video)

NEW BUSINESS:

22. Regional Watershed Planning Project Update

- Presented by: Cece Albertson (02:08:29 in video)

- Comments and questions by the Council and staff (02:31:09 in video)
- Public comment opened (02:39:19 in video)
- Public comment closed (02:39:29 in video)

23. FY2026 Third quarter financial update

- Presented by: Brent Davis (02:39:27 in video)
- Comments and questions by the Council and staff (02:56:36 in video)
- Randy Hall left the meeting (02:59:17 in video)

EXECUTIVE SESSION:

24. Idaho Code 74-206(1)(c) – To acquire an interest in real property not owned by a public agency

Motion to move into Executive Session per Idaho Code 74-206(1)(c) to acquire an interest in real property not owned by a public agency (03:00:13 in video)

MOVER: Tripp Hutchinson

SECONDER: Spencer Cordovano

AYES: Tripp Hutchinson, Spencer Cordovano, Randy Hall

RESULT: Motion Passes

- No formal action taken in Executive Session (03:01:11 in video)

Motion to adjourn. (03:01:16 in video)

MOVER: Matthew McGraw

SECONDER: Tripp Hutchinson

AYES: Matthew McGraw, Tripp Hutchinson, Spencer Cordovano

RESULT: Adjourned

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

[Report].GL Account Number = "0110000000"- "9700000000", "9910000000"- "9911810000"

Invoice Detail.Voided = No,Yes

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
GENERAL FUND					
01-2175-8000 P/R DEDUC PBL--EMP CAF FSA-MD					
NBS-National Benefit Services	CP449112	Claims paid for employee DCAP, FSA, and HRA benefits for June 2026	2,218.88		0
NBS-National Benefit Services	CP451812	Claims paid for employee DCAP, FSA, and HRA benefits for July 2026	1,526.92		0
01-2175-9000 P/R DEDUC PBL--EMP CAF FSA-DC					
NBS-National Benefit Services	CP449112	Claims paid for employee DCAP, FSA, and HRA benefits for June 2026	653.26		0
NBS-National Benefit Services	CP451812	Claims paid for employee DCAP, FSA, and HRA benefits for July 2026	523.04		0
01-3200-2100 BUILDING PERMITS					
Arch Community Housing Trust	080526	Refund for fees paid on 26-KET-00221	13,589.25		0
LIMELIGHT HOTEL KETCHUM	080526	Permit 25-KET-00247 withdrawl - payment refund	2,518.50		0
01-3400-1110 BUILDING PLAN CHECK FEES					
Arch Community Housing Trust	080526	Refund for fees paid on 26-KET-00221	8,833.01		0
01-3400-1120 PLANNING PLAN CHECK FEES					
Arch Community Housing Trust	080526	Refund for fees paid on 26-KET-00221	6,183.10		0
01-3400-1130 FIRE PLAN CHECK FEES					
Arch Community Housing Trust	080526	Refund for fees paid on 26-KET-00221	6,183.10		0
Total :			42,229.06		
LEGISLATIVE & EXECUTIVE					
01-4110-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP449112	Claims paid for employee DCAP, FSA, and HRA benefits for June 2026	506.88		0
NBS-National Benefit Services	CP451812	Claims paid for employee DCAP, FSA, and HRA benefits for July 2026	601.58		0
Total LEGISLATIVE & EXECUTIVE:			1,108.46		
ADMINISTRATIVE SERVICES					

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4150-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP449112	Claims paid for employee DCAP, FSA, and HRA benefits for June 2026	2,047.72		0
01-4150-3100 OFFICE SUPPLIES & POSTAGE					
Atkinsons' Market	04190630	Break room supplies	15.74		0
Gem State Paper & Supply	1164021	Paper towels and copy paper	558.63		0
Gem State Paper & Supply	1164137	Trash liners, soap, and sponges	375.74		0
Gem State Paper & Supply	1164137-01	Coffee sugar packets	31.52		0
Ramp	72926	Finance Office Supplies - Magnets	8.87		0
Ramp	72926	Plaque for Senator Guthrie (RCC) - cancelled	37.08-		0
Ramp	72926	Plaque for Senator Guthrie (RCC)	37.08		0
Ramp	72926	Plaque for Senator Guthrie from RCC	95.80		0
Ramp	72926	Logo Gear/Hats	217.50		0
Ramp	72926	San Francisco Coffee Pods	33.24		0
Ramp	72926	Certified Mail notice for Utility Box Removals	20.96		0
Ramp	72926	Compostable Paper Bowls - Meeting Supplies	14.24		0
Ramp	72926	City Hall Reception Supplies	47.51		0
Ramp	72926	Replace power supply for device in ZOOM Room/Community Meeting Room Network Stack	11.99		0
Ramp	80526	Compostable Utensils	18.89		0
Ramp	80526	Writing pens	17.09		0
Ramp	80526	City Hall Office Supplies	79.74		0
Ramp	80526	Hand Sanitizer	15.61		0
Ramp	80526	Nespresso Coffee Order - July 2026	278.10		0
Ramp	80526	Front Desk Supplies (Glade)	18.88		0
Ramp	80526	Travel Laptop Charger	34.78		0
Ramp	80526	Front Desk Mints & Dog Cookies	43.51		0
01-4150-4200 PROFESSIONAL SERVICES					
ClearMindGraphics	7847	Website security updates and logo recreation services	185.00		0
Best Day HR	46220	KPD Chief of Police recruitment and departmental consulting services	5,687.50		0
Best Day HR	46236	Consulting services and software subscriptions	10,325.00		0
01-4150-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	72926	PERSI staff snacks (ice)	4.22		0
Ramp	72926	PERSI staff snacks (ice)	63.03		0
Ramp	72926	Lunch Meeting	37.11		0
Ramp	80526	Law Enforcement Consultant Dinner	49.20		0
Ramp	80526	Working Lunch Police Consultant	17.51		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	80526	Police consultant refreshments	5.83		0
Ramp	80526	Police Consultant dinner	31.85		0
01-4150-4902 TRAINNG/TRVL/MTG-CITY ADM/ASST					
Ramp	72926	RCC breakout meeting in Boise - lodging	232.11		0
Ramp	72926	RCC lunch	301.80		0
Ramp	80526	Team building event	270.00		0
01-4150-5200 UTILITIES					
City of Ketchum	JULY2026	360 - 171 E River St	64.02		0
City of Ketchum	JULY2026	772 - 131 E RIVER ST	75.58		0
City of Ketchum	JULY2026	208 - City Hall	467.35		0
Ramp	72926	Finance Admin - 76053745030- Gas Service for City Hall June 2026	68.02		0
Ramp	80526	76053745030 Gas service for 191 W 5th St July 2026	54.06		0
Total ADMINISTRATIVE SERVICES:			21,925.25		

CITY CLERK**01-4152-4400 ADVERTISING & LEGAL PUBLICATIO**

Express Publishing, Inc	26-KET-00159	#2129477- Legal Notice Council Hearing	62.56		0
Express Publishing, Inc	26-KET-00159	#2129806- Street Dept Help Wanted Ad	58.48		0
Express Publishing, Inc	26-KET-00159	#213006- Street Dept Help Wanted Ad	46.46		0
Express Publishing, Inc	26-KET-00159	#2130550- Public Notice City Council Hearing (observatory)	71.76		0
Express Publishing, Inc	26-KET-00159	#2129715- Police Chief Help Wanted Ad	75.09		0
Express Publishing, Inc	26-KET-00159	#2130030- Police Chief Help Wanted Ad	75.09		0
Express Publishing, Inc	26-KET-00159	#2130897-Street Dept Help Wanted Ad	49.49		0
Express Publishing, Inc	26-KET-00159	#2130551- Public Notice City Council Hearing (Topaz- McNeil)	78.20		0
Express Publishing, Inc	26-KET-00159	#2131016- Street Dept Help Wanted Ad	49.49		0
Express Publishing, Inc	26-KET-00159	#2130552- Public Notice City Council Hearing (Warm Springs Chalets)	75.44		0
Express Publishing, Inc	26-KET-00159	#2129342- Police Chief Help Wanted Ad	75.09		0
Express Publishing, Inc	26-KET-00159	#2129610- Local Option Tax Display Ad	766.60		0

01-4152-4900 PERSONNEL TRAINING/TRAVEL/MTG

Ramp	72926	AIC Annual Conference - meal	29.91		0
Ramp	72926	Parking Garage - June 11-13, 2026 - AIC Annual Conference	45.00		0
Ramp	72926	Hotel stay for city business travel - AIC Annual Conference	558.00		0
Ramp	72926	AIC Annual Conference Meal - Dinner - Alavita - 6.10.26	62.82		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	72926	Taxi/rideshare for IPMI Annual Conference - June 2026	37.80		0
Ramp	72926	Hotel lodging for business travel	1,136.68		0
Ramp	72926	United Airlines baggage fee - 2026 IPMI Conference	40.00		0
Ramp	72926	Charged to RAMP in error. Corrected with credit and charge to my personal card.	284.17		0
Ramp	72926	United Airlines baggage fee - 2026 IPMI Annual Conference	35.00		0
Ramp	80526	PIPTA annual membership	160.00		0
Ramp	80526	Hotel refund	284.17-		0
01-4152-5100 TELEPHONE & COMMUNICATIONS					
Century Link	333450155 071	Century link monthly charges	85.65		0
Syringa Networks LLC	SMI-008294	Monthly recurring fixed charges for IPVPN and internet services	2,480.00		0
Ramp	72926	Monthly internet service for city facility	81.99		0
Ramp	72926	June 2026 Monthly telecommunications service 8x8	1,321.88		0
Ramp	72926	June 2026 Monthly telecommunications service AT&T	81.08		0
Ramp	72926	June 2026 Satellite Service \$55 Roam-100GB x2	110.00		0
Ramp	72926	June 2026 satellite service - Roam - 100GB	47.88		0
Ramp	80526	June 2026 FirstNet bill split between Finance, Police, Housing, and Wastewater	81.08		0
Ramp	80526	June 2026 Monthly internet service for 131 River	81.99		0
Ramp	80526	Mint Mobile cellular service renewal	81.47		0
Ramp	80526	Cellular service renewal	81.47-		0
Ramp	80526	July 2026 Satellite Service - Roam (\$55) and Roam Mini (\$110)	165.00		0
Ramp	80526	July 2026 Monthly telecommunications service 8x8	1,321.88		0
01-4152-5110 COMPUTER NETWORK					
Integrated Technologies	287163	Contract Period	555.66		0
ClearMindGraphics	7847	Website security updates and logo recreation services	225.00		0
Leaf	20565440	Equipment financing lease for Xerox printers	833.10		0
Best Day HR	46236	Consulting services and software subscriptions	335.87		0
Ramp	72926	Monthly Zoom webinar hosting service	158.00		0
Ramp	72926	Extra Microsoft File Storage	144.00		0
Ramp	72926	Mailchimp - Email Marketing Services June 2026	370.00		0
Ramp	72926	Cloud Storage Services May 16 - June 15, 2026	65.71		0
Ramp	72926	renewal of KETCHUMURA.org domain name	24.19		0
Ramp	72926	Microsoft Business Premium Annual Licenses	2,217.60		0
Ramp	80526	Mailchimp Services July 2026	379.00		0
Ramp	80526	June 2026 Monthly Microsoft TEAMS Essentials	48.00		0
Ramp	80526	July 2026 Office 365 Extra File Storage	144.00		0
Ramp	80526	ZOOM July 2026 monthly subscription for Webinar 500			0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
		service	158.00		0
Ramp	80526	Cloud Storage Services June 16 - July 15, 2026	64.05		0
Ramp	80526	WarmSpringsPreserve.org domain name renewal 2026	24.19		0
Ramp	80526	Domain name renewal	96.76		0
Ramp	80526	ketchumidaho.org domain name registration	11.20		0
Ramp	80526	Quarterly Business Basic Invoice April - June 2026	.39		0
Ramp	80526	Pay As You Go Envelopes June 2026	18.00		0
Total CITY CLERK:			15,320.11		

COMMUNITY ENGAGEMENT**01-4154-4200 PROFESSIONAL SERVICES**

FD Ventures	2026-12	Community engagement support services for August 2026	6,866.67		0
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01-4154-4900 PERSONNEL TRAINING/TRAVEL/MTG

Ramp	72926	Fuel for uniform meeting and history celebration in Boise	56.07		0
Ramp	72926	Fuel for uniform meeting and history ceremony in Boise	41.49		0
Ramp	80526	Wagon Days Planning Meeting	15.82		0
Ramp	80526	Planning meeting coffee	15.82		0

01-4154-5150 COMMUNICATIONS

Ramp	72926	Community engagement print materials	65.16		0
Ramp	72926	Facebook Ads	20.00		0
Ramp	72926	Facebook Ads	20.02		0
Ramp	72926	Facebook Ads	21.23		0
Ramp	72926	Facebook Ads	20.00		0
Ramp	72926	Facebook Ads	16.53		0
Ramp	72926	Ballot measure communications	2.15		0
Ramp	72926	Recycling program signs	85.09		0
Ramp	72926	Code update print materials	145.17		0
Ramp	72926	Code update rack cards	65.16		0
Ramp	72926	Monthly texting service fee June 2026	239.00		0
Ramp	72926	Monthly photography library services June 2026	74.20		0
Ramp	72926	Budget Books	373.15		0
Ramp	80526	Subscription to produce World Cup Watch Parties	19.99		0
Ramp	80526	Facebook Ads	49.41		0
Ramp	80526	Monthly communication text service July 2026	239.00		0
Ramp	80526	Facebook Ads	17.40		0
Ramp	80526	Monthly stock photo subscription July 2026	74.20		0
Ramp	80526	Facebook Ads	52.59		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	80526	Ceremonial Keys to the City for General Use	1,111.23		0
Total COMMUNITY ENGAGEMENT:			9,706.55		

FINANCE**01-4156-2505 HEALTH REIMBURSEMENT ACCT(HRA)**

NBS-National Benefit Services	CP449112	Claims paid for employee DCAP, FSA, and HRA benefits for June 2026	175.76		0
NBS-National Benefit Services	CP451812	Claims paid for employee DCAP, FSA, and HRA benefits for July 2026	438.28		0

01-4156-3100 OFFICE SUPPLIES & POSTAGE

Ramp	72926	General Office Supplies	35.99		0
Ramp	72926	Finance Office Supplies	17.99		0
Ramp	72926	Tape for LOT Pop Ups	10.36		0
Ramp	72926	Kelsie Choma - Carrying case for additional screen	18.59		0

01-4156-4200 PROFESSIONAL SERVICES

Ramp	72926	Docusign Monthly Subscription	15.00		0
Ramp	80526	Docusign Monthly Subscription	15.00		0

01-4156-4900 PERSONNEL TRAINING/TRAVEL/MTG

Ramp	72926	Airport Transportation	56.98		0
Ramp	72926	Lunch Meeting	15.80		0
Ramp	72926	Finance Admin - Refund for McCall Consulting Trip - Lodging	102.51-		0
Ramp	72926	Finance Travel Meal (GFOA)	21.48		0
Ramp	72926	Travel Expense	8.65		0
Ramp	72926	Travel Dinner	44.08		0
Ramp	72926	Travel meal	9.31		0
Ramp	72926	Chicago Redline train	5.00		0
Ramp	72926	Travel Dinner, Caselle Event	28.77		0
Ramp	72926	Airport Parking	50.00		0
Ramp	72926	Ice for Budget Workshop	5.05		0
Ramp	72926	LOT Audit Dinner KPD	34.48		0
Ramp	72926	Finance/IT team lunch	171.32		0
Ramp	72926	Airport Transportation	53.93		0
Ramp	72926	Travel Transportation Tip	2.00		0
Ramp	72926	Transportation Business Dinner	22.97		0
Ramp	72926	Chicago Redline Train	5.00		0
Ramp	72926	Travel Meal	19.85		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	72926	Chicago transit fare	5.00		0
Ramp	72926	Travel Dinner	12.40		0
Ramp	80526	GFOA Hotel, 2 nights	563.35		0
Ramp	80526	Team Building Event	270.00		0
Ramp	80526	New team member welcome	22.90		0
Ramp	80526	Meeting with Consultant	30.94		0
Ramp	80526	Lunch meeting	40.86		0
Ramp	80526	Staff Lunch	146.10		0
Ramp	80526	Working Meal - KPD Start	35.88		0
Ramp	80526	GFOA Hotel, 2 nights	556.46		0
01-4156-7400 OFFICE FURNITURE & EQUIPMENT					
Ramp	80526	White Noise Machines for Trail Creek Conference Room	99.98		0
Ramp	80526	Finance Office Equipment Purchase	379.99		0
Ramp	80526	Computer Bag	135.00		0
Total FINANCE:			3,477.99		
LEGAL					
01-4160-4270 CITY PROSECUTOR					
Allington, ESQ., Frederick C.	120347	Monthly Prosecutor Payment	3,883.33		0
Total LEGAL:			3,883.33		
PLANNING & BUILDING					
01-4170-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP449112	Claims paid for employee DCAP, FSA, and HRA benefits for June 2026	1,537.69		0
NBS-National Benefit Services	CP451812	Claims paid for employee DCAP, FSA, and HRA benefits for July 2026	783.83		0
01-4170-3100 OFFICE SUPPLIES & POSTAGE					
Ramp	72926	Noticing Supplies	71.97		0
Ramp	80526	Noticing Supplies	28.49		0
Ramp	80526	Noticing supplies	49.38		0
01-4170-3200 OPERATING SUPPLIES					
Ramp	80526	Supplies for TAG Meeting	129.15		0
Ramp	80526	Refund for Noticing Supplies	28.49-		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4170-4200 PROFESSIONAL SERVICES					
Opal Engineering, PLLC	1556	Engineering inspections	800.00		0
Goebel Partners, LLC	1072	Code Development	9,866.25		0
01-4170-4220 PROF SVCS-FLOOD PLAIN PROG REM					
Harmony Design & Engineering	26484	Professional engineering services for Ketchum SAP Review and floodplain permits	752.50		0
01-4170-4400 ADVERTISING & LEGAL PUBLICATIO					
Copy Center LLC	4335	Public notice postcards and postage for various city projects	999.47		0
Express Publishing, Inc	26-KET-00159	#2130549- Public Notice Historic Preservation	85.56		0
Express Publishing, Inc	26-KET-00159	#2130565- Public Notice P&Z (Public Land Use Map)	64.40		0
Express Publishing, Inc	26-KET-00159	#2130190- Public Notice P&Z	75.44		0
Express Publishing, Inc	26-KET-00159	#2130189- Public Notice P&Z	81.88		0
Express Publishing, Inc	26-KET-00159	#2130564- Public Notice P&Z (Greyhawk)	94.76		0
Express Publishing, Inc	26-KET-00159	#2130566- Public Notice (Guyer HS)	86.48		0
Ramp	72926	Public notice a-frame panels	504.84		0
01-4170-4500 GEOGRAPHIC INFO SYSTEMS					
Geobility LLC	1245	GIS professional services - July 2026	1,980.00		0
Ramp	72926	Annual professional GIS software subscription	120.00		0
01-4170-4800 DUES, SUBSCRIPTIONS & MEMBERSH					
Ramp	72926	Monthly planning training subscription	37.49		0
Ramp	72926	Annual membership dues for Northwest Regional Floodplain Management Association for the current year.	50.00		0
Ramp	80526	Monthly planning training subscription Jul 2026	37.49		0
01-4170-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	72926	NORFMA Conference Registration for Allison	515.00		0
Ramp	72926	Lunch meeting for planning and building department staff	136.02		0
Ramp	80526	Registration for 2026 Montana Association of Counties	250.00		0
01-4170-4970 TRAINING/TRAVEL/MTG-P&Z COMM					
Atkinsons' Market	03281352	P&B supplies for TAG	10.92		0
Atkinsons' Market	05108186	P&B meeting supplies	20.21		0
01-4170-7400 OFFICE FURNITURE & EQUIPMENT					
CONNELLY, CARISSA	072126	Reimbursement for desk	150.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total PLANNING & BUILDING:			19,290.73		
NON-DEPARTMENTAL					
01-4193-4200 PROFESSIONAL SERVICE					
Trademark Design & Fabrication	621	Professional Design Services- Downtown Walking Tour	4,865.00		0
Trademark Design & Fabrication	6211	Professional design services for downtown walking tour	4,865.00		0
01-4193-9930 GENERAL FUND OP. CONTINGENCY					
Ramp	72926	Tables for events	2,543.99		0
Ramp	72926	Police Consultant Flight	788.40		0
Ramp	72926	Police Chief candidate lodging	593.36		0
Ramp	72926	Lodging receipt for Brian Lee (Police Chief interviews)	922.48		0
Ramp	80526	Lunch for Police Chief interviews	155.40		0
Ramp	80526	Lunch on Police Chief interview day	90.43		0
Ramp	80526	Hotel room for Police Chief candidate	1,179.98		0
Ramp	80526	Hotel lodging Police Chief interview	444.46		0
Ramp	80526	Lodging for Police Consultant for KPD 'opening' visit	1,638.00		0
Ramp	80526	Food for KPD Officer/Family BBQ	52.28		0
Ramp	80526	Ice for KPD BBQ	7.40		0
Ramp	80526	Food for KPD Officer/Family BBQ	17.72		0
Ramp	80526	Ice for KPD BBQ	9.69		0
Ramp	80526	Food for KPD Officer/Family BBQ	352.24		0
Ramp	80526	Police Chief candidate lodging	1,067.00		0
Ramp	80526	Hotel room for Police Chief candidate	579.99		0
Ramp	80526	Snacks for Police Candidates	55.57		0
Ramp	80526	Lunch on Police Chief interview day	27.58		0
Ramp	80526	E-bike rental for police chief candidate	97.20		0
Lee, Brian	072326	Reimbursement for travel	1,303.70		0
Gassert, Steven	072626	Reimbursement for background investigation travel	1,893.51		0
Ponce, Aaron	7312026	Police Chief Applicant Airport Transportation	80.00		0
Total NON-DEPARTMENTAL:			23,630.38		

FACILITY MAINTENANCE**01-4194-2505 HEALTH REIMBURSEMENT ACCT(HRA)**

NBS-National Benefit Services	CP451812	Claims paid for employee DCAP, FSA, and HRA benefits for July 2026	160.00		0
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Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4194-3200 OPERATING SUPPLIES					
Gem State Paper & Supply	1163959-01	Tissue paper	561.12		0
Ramp	72926	Facilities Supplies	47.44		0
01-4194-3500 MOTOR FUELS & LUBRICANTS					
Ramp	72926	Fuel	106.38		0
Ramp	80526	Fuel	127.86		0
Ramp	80526	Fuel	110.65		0
01-4194-4200 PROFESSIONAL SERVICES					
Rob Beck LLC	8248	Tree removal services	3,500.00		0
IRISH ELECTRIC	70326	Electrical work	598.00		0
IRISH ELECTRIC	70326	Electrical work	598.00		0
IRISH ELECTRIC	70326	Electrical work	598.00		0
IRISH ELECTRIC	80426	EV charging panel power monitor installation at 511 parking lot	511.00		0
MASON'S TROPHIES & GIFTS	109984	Bronze memorial plaque	280.58		0
SUPER TREES	UT-INV119636	Trees	4,974.90		0
01-4194-4210 PROFESSIONAL SERVC-CITY TREES					
Big Wood Landscape, Inc.	33802	Tree removal and planting services on Main Street	3,765.89		0
01-4194-4220 PROF SERV-CITY BEAUTIFICATION					
DEHAAS, LARISSA	080526	Stipend for gondola bus stop artwork selection "Sense of Place"	1,000.00		0
Wechsler, Alexandru	080526	Stipend for Main Street utility box artist selection for "Aspens" and illustrations of seasons.	2,000.00		0
Hoerr, Berkeley	080526	Stipend for Main Street utility box artist selection for "Fly Fishing Flies".	1,000.00		0
Broschofsky, Rudi	080526	Stipend for Main Street utility box artist selection for "The Gaurdians" and "Silent Pines"	2,000.00		0
Dial, Gail	080526	Stipend for Main Street utility box artist selection for "Performer".	1,000.00		0
01-4194-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	72926	Transportation Travel	19.94		0
01-4194-5200 UTILITIES					
City of Ketchum	JULY2026	9995 - Rec Irrigation	3,621.15		0
City of Ketchum	JULY2026	1245 - Lucy Loken	47.99		0
City of Ketchum	JULY2026	9991 - Town Square	239.71		0
City of Ketchum	JULY2026	1650 - Forest Service Park Museum	64.03		0
City of Ketchum	JULY2026	1127 - Ore Wagon / Little Park	150.12		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
City of Ketchum	JULY2026	9996 - Rotary Park	64.03		0
City of Ketchum	JULY2026	536 - ST SCAPE / PLANTER BOXES	305.13		0
City of Ketchum	JULY2026	456 - Skate Park	3,482.35		0
City of Ketchum	JULY2026	560 - Edelweiss Park	166.76		0
City of Ketchum	JULY2026	532 - Forest Service Park	1,099.01		0
Clear Creek Disposal	0001931586	Portable restroom service and rent for Skate Park	193.25		0
Clear Creek Disposal	0001931587	Monthly service and rental for waste removal and portable restroom	343.33		0
Clear Creek Disposal	0001931588	Monthly service and rent for Rotary Park	150.08		0
Clear Creek Disposal	0001931590	Portable restroom service and rental for Atkinsons Park	498.06		0
Idaho Power	2209233309 07	2209233309- Warm Springs Preserve Utilities	609.56		0
Ramp	72926	Finance Admin - 65669030002 Gas Service for 491 E. Sun Valley Rd Fire Pit June 2026	25.58		0
Ramp	72926	Finance Admin - 44919030005 Gas service for 131 River St E June 2026	28.17		0
Ramp	72926	Finance Admin - 83471227922 Gas Service for 131 River St E Unit C June 2026	50.71		0
Ramp	72926	Finance Admin - 30001 Gas Service	24.16		0
Ramp	80526	65669030002 Gas service 491 E. Sun Valley Rd. Fire Pit July 2026	25.58		0
Ramp	80526	83471227922 Gas service for 131 River St E Unit C July 2026	36.76		0
Ramp	80526	44919030005 Gas service for 131 River St E July 2026	20.97		0
Ramp	80526	32649330001- Intermountain Gas- 130 S 1st Ave	23.96		0
01-4194-5300 CUSTODIAL & CLEANING SERVICES					
Western Building Maintenance, Inc	0153572-IN	Monthly janitorial services	4,637.43		0
01-4194-5900 REPAIR & MAINTENANCE-BUILDINGS					
A.C. Houston Lumber Co	2607-533209	Structural screws and dowel	30.75		0
Chateau Drug Center	3202057	Contractor solvent and putty knife	17.08		0
IRISH ELECTRIC	49226	Electrical troubleshooting, repairs, and replacements for street lights, elevator power, tree light plugs, and compressor	1,349.50		0
Mountain Fire Sprinkler	8736987	Annual wet sprinkler and backflow inspections with fuel surcharge at Ketchum City Hall	330.00		0
Sentinel Fire & Security, Inc	122023	Panic system monitoring and AES fire alarm monitoring for City Hall	167.84		4310047
Thornton Heating	72948	Leak checking, repairs and replacement parts for Ketchum City Hall	1,581.54		0
01-4194-5910 REPAIR & MAINT-491 SV ROAD					
Cintas	4276647916	Rental and cleaning of floor mats and coveralls	48.25		4310047
Cintas	4277403432	Rental and cleaning of floor mats and coveralls	48.25		0
City of Ketchum	JULY2026	192 - Starbucks	434.77		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Clear Creek Disposal	0001931591	Monthly garbage collection and recycling services for COK Starbucks	1,039.51		0
IRISH ELECTRIC	70326	Electrical work	293.50		0
Mountain Fire Sprinkler	8737115	Fire sprinkler and backflow inspection services with antifreeze testing	355.00		0
Thornton Heating	72949	HVAC filter replacement and labor	450.00		0
SUN VALLEY SERVICES	26520	Take down big fan and haul away	1,251.00		0
Ramp	72926	Internet service June 2026	143.00		0
Ramp	72926	Finance Admin - Gas service June 2026	41.22		0
Ramp	80526	Gas service for July 2026	25.58		0
Ramp	80526	Internet service for municipal facility	143.00		0
01-4194-5950 REPAIR & MAINT-WARM SPRINGS PR					
A.C. Houston Lumber Co	2607-531385	Hardware fo WSP bench	112.46		0
A.C. Houston Lumber Co	2607-532985	Dewalt socket adapter	6.49		0
A.C. Houston Lumber Co	2607-533138	Lag bolts and washers	32.64		0
Big Wood Landscape, Inc.	33804	Irrigation installation/Labor at Warm Springs Preserve	3,026.90		0
Chateau Drug Center	3203427	Bathroom supplies	67.75		0
Clear Creek Disposal	0001931589	Waste removal and portable restroom services for Warm Springs Preserve	37.95		0
Clear Creek Disposal	0001931589	Waste removal and portable restroom services for Warm Springs Preserve	3.50		0
Clear Creek Disposal	0001931589	Waste removal and portable restroom services for Warm Springs Preserve	54.09		0
Clear Creek Disposal	0001931589	Waste removal and portable restroom services for Warm Springs Preserve	189.75		0
Clear Creek Disposal	0001931589	Waste removal and portable restroom services for Warm Springs Preserve	146.08		0
Clear Creek Disposal	0001931589	Waste removal and portable restroom services for Warm Springs Preserve	4.00		0
Gem State Paper & Supply	1164588	Bathroom supplies	217.99		0
IRISH ELECTRIC	80126	Install Starlink antenna and conduit/wireway for power and signal cables	1,002.00		0
Joe's Backhoe Services, Inc	26-1417	12 yards of D.G. for Ohio Gulch Project	1,104.00		0
Pipeco, Inc.	S6477773.001	Irrigation supplies	44.31		0
Pipeco, Inc.	S6482063.001	Marking paint	71.35		0
Pipeco, Inc.	S6487289.001	Irrigation supplies	64.68		0
Pipeco, Inc.	S6497378.001	PVC adapter	1.72		0
Pipeco, Inc.	S6503013.001	Rainbird rotor	241.63		0
Pipeco, Inc.	S6506521.001	Irrigation supplies	108.18		0
Warm Springs Auto Parts LLC	218164	Battery	94.95		0
Ramp	72926	Swing joint replacement for dog park	731.01		0
Ramp	72926	Fence repair for WSP	1,994.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	80526	Starlink for ongoing irrigation operations	330.58		0
01-4194-6100 REPAIR & MAINT--MACHINERY & EQ					
Ramp	80526	Parts for pro gator	204.04		0
01-4194-6950 MAINTENANCE					
A.C. Houston Lumber Co	2607-534941	Paint supplies	33.74		0
A.C. Houston Lumber Co	2607-536028	Fasteners	35.63		0
A.C. Houston Lumber Co	2608-537375	20 gallon trash can with lid	45.98		0
Chateau Drug Center	3198449	Thread sealant	17.09		0
Chateau Drug Center	3204734	Angle stop valve	12.34		0
Chateau Drug Center	3204755	O-ring	.94		0
Chateau Drug Center	3204837	Pipe hanger strap and nuts and bolts	7.06		0
Chateau Drug Center	3210087	Broom and dustpan	15.19		0
Chateau Drug Center	3210759	Filter bags and cartridge filter	49.38		0
Chateau Drug Center	3211260	Organizer smartrack	23.74		0
IRISH ELECTRIC	80226	20 KD Design steel welded plug bollards	6,420.00		0
Pipeco, Inc.	S6503341.001	Irrigation supplies	98.02		0
Ramp	80526	Replacement locks and keys for city facility maintenance	37.83		0
Total FACILITY MAINTENANCE:			63,306.42		
POLICE					
01-4210-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP451812	Claims paid for employee DCAP, FSA, and HRA benefits for July 2026	174.91-		0
01-4210-3200 OPERATING SUPPLIES					
Warm Springs Auto Parts LLC	217808	Perfectview	37.90		0
Ramp	80526	Operating supplies	30.81		0
Ramp	80526	Materials for field operations	16.39		0
Ramp	80526	Hardware for department operations	52.92		0
Ramp	80526	Gloves and Acetone	57.21		0
Ramp	80526	Police Evidence Locker	172.99		0
01-4210-3500 MOTOR FUELS & LUBRICANTS					
Ramp	72926	Fuel for operations	86.44		0
Ramp	72926	Fuel for operations	90.06		0
Ramp	72926	Fuel for operations	95.84		0
Ramp	72926	Fuel for CSO truck	64.80		0
Ramp	72926	Fuel for operations	50.56		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	80526	Fuel for operations	103.29		0
Ramp	80526	Fuel for operations	88.45		0
Ramp	80526	Fuel for operations	56.75		0
01-4210-3610 PARKING OPS PROCESSING FEES					
Data Ticket Inc	196427	Citation processing and delinquent collection services for June 2026	772.35		0
01-4210-4200 PROFESSIONAL SERVICES					
ALEXANDER CLARK PRINTING	32995	Citation imprint and freight	762.83		0
ALEXANDER CLARK PRINTING	32996	Triplicate report forms	302.57		0
ALEXANDER CLARK PRINTING	32997	Trespass Form	302.57		0
ALEXANDER CLARK PRINTING	32998	Vehicle theft report	220.13		0
Blaine County Emergency Comm	KPD-FY26.1	Fees for portable and mobile 700 MHz radios FY2026	6,480.00		0
Ramp	80526	KPD Annual Corporate Membership Shooting Range	1,200.00		0
Summit Polygraph	26SP-1508	Pre- Employment Polygraph Exams	400.00		0
01-4210-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	72926	team meeting lunch	58.90		0
Ramp	80526	Food for vehicle transport	34.79		0
Ramp	80526	Breakfast during field operations	42.54		0
Ramp	80526	Breakfast during field operations	26.73		0
Ramp	80526	Food for CSO truck transport	47.93		0
01-4210-5100 TELEPHONE & COMMUNICATIONS					
Ramp	72926	June 2026 Monthly telecommunications service AT&T	177.79		0
Ramp	80526	June 2026 FirstNet bill split between Finance, Police, Housing, and Wastewater	503.85		0
01-4210-6000 REPAIR & MAINT--AUTOMOTIVE EQU					
Ramp	80526	Auto parts for vehicle maintenance	46.85		0
01-4210-7500 AUTOMOTIVE EQUIPMENT					
Ramp	80526	Windshield wipers	37.90		0
01-4210-7600 OTHER MACHINERY & EQUIPMENT					
PROFORCE LAW ENFORCEMENT	607282	Guns	4,960.54		0
Total POLICE:			17,207.77		
STREET					

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
01-4310-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP449112	Claims paid for employee DCAP, FSA, and HRA benefits for June 2026	2,159.17		0
NBS-National Benefit Services	CP451812	Claims paid for employee DCAP, FSA, and HRA benefits for July 2026	785.76		0
01-4310-3200 OPERATING SUPPLIES					
A.C. Houston Lumber Co	2607-534073	Anchor shackles	63.92		4310044
A.C. Houston Lumber Co	2607-535081	Work Gloves	19.99		4310047
Chateau Drug Center	3204726	Steel quick links for meridian barriers	65.28		4310047
Ramp	72926	Street Reception Supplies	33.32		4310047
Ramp	72926	Odor Eliminator	14.75		4310047
Ramp	72926	Reception supplies	26.32		4310047
Ramp	80526	Shop Supplies	95.03		0
Ramp	80526	Odor Eliminator	14.75		0
Ramp	80526	Streets Safety Vests	230.78		0
01-4310-3400 MINOR EQUIPMENT					
Ramp	72926	Submersible Trash Pump	764.25		4310031
01-4310-3500 MOTOR FUELS & LUBRICANTS					
Valley Wide Cooperative	H2601209	200 10th Street - Dyed Diesel #2	1,834.60		4310044
Valley Wide Cooperative	U2601209	200 10TH STREET- Unleaded Gas	519.26		4310044
01-4310-4200 PROFESSIONAL SERVICES					
Express Publishing, Inc	26-KET-00159	#2129613- Chip Seal Project Display Ad	766.60		0
01-4310-4900 PERSONNEL TRAINING/TRAVEL/MTG					
D & B Supply	6807	Workwear	339.96		4310047
D & B Supply	91	Workwear	475.66		4310047
Ramp	80526	2026 Chip Seal Appreciation Lunch	863.24		0
01-4310-5200 UTILITIES					
City of Ketchum	JULY2026	9999 - Street Dept 2nd Building	99.37		0
City of Ketchum	JULY2026	9993 - Streets Dept	114.74		0
Ramp	72926	Finance Admin - 31904030009 Gas Service for 900 N 3 Ave June 2026	52.39		4310047
Ramp	72926	Finance Admin - Gas service 260 E 10th	45.13		4310047
Ramp	72926	Finance Admin - 30001 Gas Service	286.46		4310047
Ramp	80526	49439330009 Gas service for 260 E 10 St July 2026	30.61		0
Ramp	80526	32649330001- Intermountain Gas- 200 E 10th	92.94		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	80526	32649330001- Intermountain Gas- 911 Warm Springs	47.98		0
01-4310-6100 REPAIR & MAINT--MACHINERY & EQ					
A.C. Houston Lumber Co	2607-534086	Barrel bolt and broad hinge	22.48		4310044
Grainger, Inc., W.W.	9006982343	Acrylic coating for snow bucket	257.09		4310044
Grainger, Inc., W.W.	9007168058	Epoxy coating for snow bucket	329.55		4310044
Napa Auto Parts	266384	Shop towels, ATF+4, and funnel	39.94		4310044
Napa Auto Parts	722397	18 month battery warranty and core deposit	281.56		4310044
Platt Electric Supply	7N39019	Electrical parts	45.84		4310044
Western States Cat	IN003686899	Padlock Gp, keys, and yellow paint	485.22		4310044
01-4310-6910 OTHER PURCHASED SERVICES					
Cintas	4275882647	Rental and cleaning of floor mats and coveralls	19.63		4310047
Cintas	4276647932	Rental and cleaning of floor mats and coveralls	19.63		4310047
Cintas	4277403337	Rental and cleaning of floor mats and coveralls	19.63		4310047
Cintas	5347907702	First aid and safety	168.04		4310047
Norco	0047336525	Welding gas cylinders and delivery handling charge	173.50		4310047
Norco	0047485801	Cylinder rental	271.25		4310044
01-4310-6920 SIGNS & SIGNALIZATION					
Econo Signs LLC	10-1004047	Solid vinyl roll-up signs with ribs	455.94		4310040
Econo Signs LLC	10-1004100	Custom street signs	858.30		4310040
TRAFFIC SAFETY SUPPLY CO., I	INV093827	Traffic Signs	130.29		4310040
01-4310-6930 STREET LIGHTING					
Idaho Power	2200749261 07	2200749261- Main Street Parking Light	102.65		4310050
Idaho Power	2200749261 07	2200749261- 215 1/2 Picabo Street Street Lights	29.98		4310050
Idaho Power	2200749261 07	220074926- 500 N East Ave	40.22		101
Idaho Power	2200749261 07	2200749261- Harriman Square Street Lights	26.44		4310050
Idaho Power	2200749261 07	2200749261- Picabo/Gates/Howard Lights	50.53		4310050
Idaho Power	2200749261 07	2200749261- 550 N Main Street Light Controller	266.14		4310050
Idaho Power	2200749261 07	2200749261- 230 E 2nd Street	45.61		101
IRISH ELECTRIC	70226	Street light electrical work for Jane Lane and Warm Springs road	3,311.00		4310050
01-4310-6950 MAINTENANCE & IMPROVEMENTS					
A.C. Houston Lumber Co	2607-533962	Invert spray paint	65.94		4310030
A.C. Houston Lumber Co	2607-536619	Concrete mix, pallets	332.78		4310030
A.C. Houston Lumber Co	2607-537122	Spray Paint Flat Black	30.36		4310028
A.C. Houston Lumber Co	2608-537692	Spray primer	46.00		4310033
Color Haus, Inc.	2489C	Painting curb	31.96		4310033
Color Haus, Inc.	24B9C	Paint rollers and supplies	31.96		4310033

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Color Haus, Inc.	QK GKQ	Paint supplies	56.28		4310030
Color Haus, Inc.	T8WH9	Paint rollers	17.99		4310033
Lutz Rentals	173661-1	Propane	31.38		4310036
Ohio Gulch Transfer Station	00363342	Disposal fees for asphalt dirt and lumber	8.16		4310033
Sherwin-Williams Co	4063-3	Red Curb Paint	202.23		4310033
Sherwin-Williams Co	4299317713072	Swivel pail hook and Pro Park WB Red paint	205.71		4310033
Sherwin-Williams Co	4299317713072	Paint	404.46		4310033
Sherwin-Williams Co	4487-4	Paint	404.46		4310033
BRODY CHEMICAL	INV82817	Tar remover and tar attack citrus cleaner	256.19		4310035
Ramp	80526	Archer Manual Hauler 20 for meridian barriers	2,320.18		0
Total STREET:			21,738.76		
RECREATION					
01-4510-3100 OFFICE SUPPLIES & POSTAGE					
Ramp	72926	AI tool for office support	49.99		0
01-4510-3200 OPERATING SUPPLIES					
A.C. Houston Lumber Co	2607-534282	Regular lime	25.06		0
Chateau Drug Center	080626	cleaning supplies	23.71		0
Chateau Drug Center	3208192	Cleaning supplies	23.71		0
PRESS PRINT HOUSE	2118	Summer employee shirts	705.00		0
Ramp	72926	Vacuum bags	128.89		0
01-4510-3250 RECREATION SUPPLIES					
A.C. Houston Lumber Co	2607-535145	Fasteners	11.94		0
Atkinsons' Market	06966286	Recreation program snacks	16.96		0
Gem State Paper & Supply	1163959	Bathroom supplies	1,634.52		0
Sherwin-Williams Co	4299317713072	Mini rollers and frames for park recreation	31.29		4310047
Sherwin-Williams Co	632149324REC	Paint and recreation supplies	429.15		0
Ramp	72926	Drinks for counselors	8.64		0
Ramp	72926	Parks recreation supplies	27.99		0
Ramp	72926	Golf range use fees	237.60		0
Ramp	72926	Parks recreation supplies	46.88		0
Ramp	72926	Program supplies	8.54		0
Ramp	72926	Timekeeping equipment and maintenance supplies for Parks and Recreation facilities.	53.04		0
Ramp	72926	Tweezers and push pins	9.64		0
Ramp	72926	Recreation program supplies	8.53		0
Ramp	72926	Supplies for recreation programs	9.49		0
Ramp	80526	Recreation supplies for parks programs	157.97		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	80526	Arts and crafts supplies for after school program	54.99		0
Ramp	80526	Friday Adventure ice cream stop	54.46		0
Ramp	80526	Signage for parks and recreation facilities	95.40		0
Ramp	80526	Recreation cleaning supplies	8.90		0
Ramp	80526	Redfish Friday Adventure	322.00		0
Ramp	80526	Refund for softball field scoreboard lettering	76.86-		0
Ramp	80526	Softball field scoreboard lettering	95.40		0
Kaplan, Todd	072026	Snacks Reimbursement for Youth Program Field Trip	30.46		0
01-4510-3300 RESALE ITEMS-CONCESSION SUPPLY					
Atkinsons' Market	03290688	Recreation program supplies	22.03		0
01-4510-4200 PROFESSIONAL SERVICE					
Overhead Door Company Inc	AR016886	Commercial door service and repair at Atkinson Park	135.00		0
01-4510-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	80526	Lunch for counselors	27.06		0
01-4510-5200 UTILITIES					
City of Ketchum	JULY2026	9994 - Parks Dept	224.36		0
Ramp	80526	31904030009 Gas service for 900 N 3 Ave July 2026	37.31		0
Total RECREATION:			4,679.05		
Total GENERAL FUND:			247,503.86		
WAGON DAYS FUND					
WAGON DAYS EXPENDITURES					
02-4530-2900 AWARDS					
Ramp	80526	Grand Marshal Gift Engraving	30.00		0
02-4530-3200 OPERATING SUPPLIES					
Ramp	72926	TV Stand for World Cup Watch Parties and Ore Wagon Museum	77.99		0
Ramp	80526	Police and CSO no parking signs	377.16		0
Ramp	80526	CSO and Police Cones for Events	724.50		0
02-4530-4400 ADVERTISING & LEGAL PUBLICATIO					
Ramp	72926	Annual Wagon Days Website Subscription Jul 5, 2026 - Jul 5, 2027	468.00		0
Ramp	80526	Annual Website Service for Wagon Days	288.00		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total WAGON DAYS EXPENDITURES:			1,965.65		
Total WAGON DAYS FUND:			1,965.65		
GENERAL CAPITAL IMPROVEMENT FD					
03-3400-7200 STREET IMPACT FEES					
Arch Community Housing Trust	080526	Refund for fees paid on 26-KET-00221	34,710.00		0
03-3400-7210 PARKS & RECREATION IMPACT FEE					
Arch Community Housing Trust	080526	Refund for fees paid on 26-KET-00221	8,090.00		0
Total :			42,800.00		
GENERAL CIP EXPENDITURES					
03-4193-7110 DOWNTOWN CORE SIDEWALK (P)					
Big Wood Landscape, Inc.	33618	East Ave/4th St Pavers	27,395.20	26174	711009
IRISH ELECTRIC	70526	Tree plug circuits installation on Leadville and Sun Valley road	3,579.20		0
Lunceford Excavation, Inc.	19491	Sidewalk work	18,988.19		711002
03-4193-7136 NORTH MAIN STREET REHAB					
Opal Engineering, PLLC	1555	Contract Engineering Services - North HWY 75 Water Main and Ops Building Addition	2,487.50		0
03-4193-7199 LONG-TERM PLANNING & DESIGN					
Jacobs Engineering Group, Inc.	W3Y27900-017	TO6 - GIS Map/CIP Booklet	4,329.30	26050	0
03-4193-7200 TECHNOLOGY UPGRADES					
CDW Government, Inc	AK1329N	ASUS UX8407AA laptop	2,463.81		0
CDW Government, Inc	AK35C9S	Zebra ZQ52 printers and CODE CR1100 reader kits	3,157.95		0
CDW Government, Inc	AK3HE8H	HPE Aruba Instant On JL811A switch	190.64		0
DELL MARKETING L.P.	10884660301	PowerEdge R4715 server and components	19,286.42		0
DELL MARKETING L.P.	10884660301	PowerEdge R4715 server and components	4,500.00		0
Ramp	72926	Network Switch	539.99		0
Ramp	72926	Hard Drive Failure - Backup Repository in Server Room	581.58		0
Ramp	72926	UPS Backup	614.99		0
Ramp	72926	Satellite hardware for city facility operations	230.94		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
03-4193-7205 WEBSITE REBUILD					
Bornemeier, Holly	2026-07-KET-0	Creative services retainer	3,300.00		0
03-4193-7611 PAVEMENT MANAGEMENT PROG (P)					
Boswell Asphalt Paving Solutions, In	1989	2026 Chip Seal	462,189.46	26076	0
Total GENERAL CIP EXPENDITURES:			553,835.17		
FACILITY MAINT CIP EXPENDITURE					
03-4194-7136 HYPERBOREAN CONDO RENOVATION					
Peak Venture Group LLC	1120	Renovation of Hyperborean Condos - INCREASE	20,505.62	25171	0
03-4194-7155 ROTARY PARK REHABILATION					
Big Wood Landscape, Inc.	33803	Prep & Install Sod or Seed, Compost CY, and Seed (per pound) at Rotary Park	514.90		0
03-4194-7156 ORE WAGON R&M					
Opal Engineering, PLLC	1557	Design and drafting services for Ore Wagon Museum sidewalk ramp	2,000.00		0
Ramp	80526	Ore Wagon Museum Displays	712.99		0
Ramp	80526	Ore Wagon Museum Displays	712.99		0
Ramp	80526	Ore Wagon Museum Displays	712.99		0
Ramp	80526	Ore Wagon Museum Displays	712.99		0
Ramp	80526	Curtains	55.09		0
03-4194-7162 TOWN SQUARE REMODEL PHASE I					
Big Wood Landscape, Inc.	33805	Town Square walkway work	983.75		0
Total FACILITY MAINT CIP EXPENDITURE:			26,911.32		
Total GENERAL CAPITAL IMPROVEMENT FD:			623,546.49		
ORIGINAL LOT FUND					
ORIGINAL LOT TAX					
22-4910-6060 EVENTS/PROMOTIONS					
Clear Creek Disposal	0001931585	Waste disposal and portable restroom services at Ketchum Alive	514.35		491005
Clear Creek Disposal	0001931593	Liquid waste services for Hometown Olympian Celebration	305.00		491030
Ramp	72926	TV Stand for World Cup Watch Parties and Ore Wagon Museum	78.00		491030

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Ramp	72926	History tours sound equipment	438.99		491030
Ramp	72926	History tours sound equipment	39.99		491030
Ramp	72926	World Cup Watch Party Streaming Service	19.99		491030
Ramp	72926	Fuel to return Summer Solstice golf card and meet with vehicle graphics installers in Twin Falls	66.65		491035
Ramp	72926	4th of July Float Supplies	16.99		491030
Ramp	72926	Fuel to pick up Summer Solstice Event Golf Cart and Police Uniform Inspection	68.29		491035
Ramp	72926	Fuel to pick up golf cart in Boise for Summer Solstice event	53.10		491035
Ramp	72926	4th of July Float Supplies	71.94		491030
Ramp	72926	Ketchem Alive Supplies	11.86		491005
Ramp	72926	Adam West Museum Batcopter Lodging	533.60		491005
Ramp	72926	4th of July Float Registration	25.00		491030
Ramp	72926	Ketch'em Alive Lodging: Grateful (2nd Room)	150.93		491005
Ramp	72926	4th of July Float Supplies	79.17		491030
Ramp	72926	History Tours Sound Equipment	56.99		491030
Ramp	72926	4th of July Float Supplies	185.57		491030
Ramp	72926	4th of July Float Supplies	153.07		491030
Ramp	72926	Sound equipment for history tours	331.14		491030
Ramp	72926	Ketch'em Alive Lodging: Grateful	150.93		491005
Ramp	80526	Police and CSO no parking signs	377.16		0
Ramp	80526	CSO and Police Cones for Events	724.50		0
Ramp	80526	Ceremonial Keys to the City for Olympian Celebration	547.32		0
Ramp	80526	Event supplies	5.39		0
Ramp	80526	History Tour Microphone	44.95		0
Ramp	80526	Amazon Refund	39.99-		0
Ramp	80526	4th of July Float Supplies	9.73		0
Left on Tenth LLC	072226	Ketch'em Alive Remaining amount June 21, 2026 Performance	2,362.50		491005
Total ORIGINAL LOT TAX:			7,383.11		
Total ORIGINAL LOT FUND:			7,383.11		
ADDITIONAL1%-LOT FUND					
ADDITIONAL 1%-LOT					
25-4910-4220 SUN VALLEY AIR SERVICE BOARD					
Sun Valley Air Service Board	080526	June 2026 MOS	137,876.00		0
Total ADDITIONAL 1%-LOT:			137,876.00		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
Total ADDITIONAL1%-LOT FUND:			137,876.00		
COMMUNITY HOUSING					
COMMUNITY HOUSING EXPENSE					
54-4410-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP449112	Claims paid for employee DCAP, FSA, and HRA benefits for June 2026	142.80		0
54-4410-3100 GENERAL OFFICE					
Ramp	72926	Housing Admin - Renewal of Fair Housing Cert for Daniel Brown	128.00		0
Ramp	72926	Hiring/Recruiting Assessments	72.00		0
Ramp	72926	June 2026 Monthly telecommunications service AT&T	45.75		0
Ramp	80526	June 2026 FirstNet bill split between Finance, Police, Housing, and Wastewater	45.75		0
54-4410-4200 PROFESSIONAL SERVICES					
Skinner Fawcett	5958	Legal fees for ARCH partnership draft terms	150.00		0
Placemate, Inc	2012	Rental Preservation Program	3,000.00		0
54-4410-4210 LEASE TO LOCALS INCENTIVES					
SMITH, BRUCE	072926	2nd Payment- RPP	1,500.00		0
Peter Stroble	072926	2nd Payment- RPP	900.00		0
Lister Family Cabin LLC	072926	2nd Payment- RPP	1,800.00		0
54-4410-4250 LIFT TOWER LODGE PROFF SVCS					
Office Bright Inc	2370	Monthly Cleaning	280.00		0
Sprague Pest Solutions	6268681.1	Monthly exterior rodent control	96.25		0
54-4410-4260 EVERGREEN PROF SVCS					
Sentinel Fire & Security, Inc	126524	Quarterly monitoring services	101.97		0
54-4410-4270 291 N 2ND PROF SVCS					
Boulder Mountain Property Manage	B4625	Monthly management fees for Hyperborean and Evergreen Apts properties	300.00		0
Boulder Mountain Property Manage	B4625	Monthly management fees for Hyperborean and Evergreen Apts properties	50.00		0
54-4410-5200 LIFT TOWER LODGE UTILITIES					
City of Ketchum	JULY2026	59 - Lift Tower Lodge	711.14		0
Ramp	72926	Finance Admin - Internet service June 2026	142.80		0
Ramp	72926	Finance Admin - 8335990225 Gas Service for 703 S Main			

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
		St June 2026	77.52		0
Ramp	80526	Monthly Internet Service Aug 2026	153.00		0
Ramp	80526	Gas service July 2026	73.05		0
54-4410-5210 291 N 2ND AVE UTILITIES					
City of Ketchum	JULY2026	855 - Hyperborean	193.47		0
54-4410-5215 EVERGREEN UTILITIES					
City of Ketchum	JULY2026	293 - Evergreen	857.57		0
Clear Creek Disposal	0001931592	Monthly waste removal and recycling services for Evergreen Apartments	223.31		0
54-4410-5900 LIFT TOWER LDG REPAIR & MAINT					
Chateau Drug Center	3208390	Batteries	18.99		0
Clear Creek Disposal	0001931584	Monthly service and rental	552.44		0
Ramp	80526	Replacement window (Half)	289.96		0
54-4410-5915 EVERGREEN REPAIR & MAINTENANCE					
Ramp	80526	Garbage disposal for Evergreen July 2026	129.00		0
Boulder Mountain Property Manage	B4625	Monthly management fees for Hyperborean and Evergreen Apts properties	320.00		0
Total COMMUNITY HOUSING EXPENSE:			12,354.77		
Total COMMUNITY HOUSING:			12,354.77		
WATER FUND					
WATER EXPENDITURES					
63-4340-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP449112	Claims paid for employee DCAP, FSA, and HRA benefits for June 2026	377.35		0
NBS-National Benefit Services	CP451812	Claims paid for employee DCAP, FSA, and HRA benefits for July 2026	2,347.80		0
63-4340-3200 OPERATING SUPPLIES					
A.C. Houston Lumber Co	2608-537689	Screen charcoal	11.99		0
Chateau Drug Center	3204820	High heat black spray paint	11.39		0
Integrated Technologies	287163	Contract Period	85.12		0
Sherwin-Williams Co	4299317713072	Chip brushes, butyl eliminator, and mini roller grid	64.16		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
63-4340-3250 LABORATORY/ANALYSIS					
Magic Valley Labs, Inc.	39191	Drinking water bacteria testing, nitrate testing, cooler return services, and shipping	211.00		0
63-4340-3800 CHEMICALS					
Oxarc Inc	0032612963	Sodium hypochlorite	397.19		0
Oxarc Inc	0032613094	Sodium hypochlorite	397.19		0
Oxarc Inc	0032615768	Sodium hypochlorite	397.19		0
Oxarc Inc	0032615770	Chemicals	397.19		0
63-4340-4200 PROFESSIONAL SERVICES					
Banyan Technology Inc	21522	Field service at Big Wood Tank and WIN911 updates at Warm Springs	1,969.80		0
Go-Fer-It	143536	Courier services for 1 shipment to Magic Valley Lab	33.60		0
Leonard Petroleum Equipment	142462	Booster Station CP Anode repairs and copper tubing installation.	1,992.88		0
Ramp	72926	Staff and Crew lunch during water main repair	158.08		0
63-4340-4300 STATE & WA DISTRICT FEES					
PETROLEUM STORAGE TANK F	31930	Annual renewal invoice for petroleum tank insurance fees	75.00		0
63-4340-5100 TELEPHONE & COMMUNICATIONS					
Century Link	333465565 070	Century link monthly charges	144.40		0
Century Link	333466365 071	Century link monthly charges	192.10		0
Syringa Networks LLC	SMI-008294	Monthly recurring fixed charges for IPVPN and internet services	247.50		0
Verizon Wireless	6148520685	Monthly wireless	117.41		0
Ramp	72926	Wireless and data services	1,239.80		0
63-4340-5200 UTILITIES					
Ramp	72926	Finance Admin - 30001 Gas Service	26.83		0
Ramp	80526	32649330001-Intermountain Gas- 110 River Ranch A	40.43		0
63-4340-6100 REPAIR & MAINT-MACH & EQUIP					
Lunceford Excavation, Inc.	19671	Sawtooth Lane water leak repair	3,345.63		0
Ramp	80526	Special oil for Vac Trailer vaccum pump	423.40		0
Total WATER EXPENDITURES:			14,704.43		
Total WATER FUND:			14,704.43		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
WATER CAPITAL IMPROVEMENT FUND					
WATER CIP EXPENDITURES					
64-4340-7812 OPS BUILDING ADDITION DESIGN					
Opal Engineering, PLLC	1555	Contract Engineering Services - North HWY 75 Water Main and Ops Building Addition	87.50		0
Total WATER CIP EXPENDITURES:			87.50		
Total WATER CAPITAL IMPROVEMENT FUND:			87.50		
WASTEWATER FUND					
WASTEWATER EXPENDITURES					
65-4350-2505 HEALTH REIMBURSEMENT ACCT(HRA)					
NBS-National Benefit Services	CP449112	Claims paid for employee DCAP, FSA, and HRA benefits for June 2026	882.23		0
NBS-National Benefit Services	CP451812	Claims paid for employee DCAP, FSA, and HRA benefits for July 2026	1,973.29		0
65-4350-3200 OPERATING SUPPLIES					
Gem State Paper & Supply	1164041	Paper towels, toilet paper, dish soap	223.65		0
Integrated Technologies	287163	Contract Period	31.98		0
USA Bluebook	INV01104848	Grab Sampler; fits Nalgene 1000mL Bottle	127.09		0
Ramp	72926	Refund for Work hat	29.99-		0
Ramp	72926	Clothing	239.76		0
Ramp	72926	Work hat	29.99		0
Ramp	72926	Workwear for Staff	65.98		0
Ramp	72926	Mouse Traps	94.00		0
Ramp	72926	Clothing	76.67		0
Ramp	80526	Work Clothing	18.74		0
Ramp	80526	Work clothing	18.74		0
Ramp	80526	GIS tripod, Ford seat covers, drain cleaner	361.53		0
65-4350-3400 MINOR EQUIPMENT					
Ramp	72926	Small Tools	204.42		0
Ramp	72926	Small Tools	120.80		0
65-4350-3500 MOTOR FUELS & LUBRICANTS					
Valley Wide Cooperative	U2601211	110 River Ranch Rd- Unleaded Gas	546.18		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
65-4350-3800 CHEMICALS					
Atkinsons' Market	080626	Distilled water for Laboratory processing	31.81		0
HACH	15081321	Lab reagents and solutions supplies for water/wastewater testing	368.04		0
HACH	15086366	PHOSPHORUS TNT+ HR PK/25 (0.5-5 MG/L PO4-P) NUMBERS:	98.85		0
Thatcher Company, Inc	2026100110931	ALUMINUM SULFATE	11,418.77	26163	0
65-4350-4200 PROFESSIONAL SERVICES					
Banyan Technology Inc	21523	Field service and mileage for Filter Building communications issue	131.95		0
QUALITY CONTROL SERVICES, I	INV122290644	Quality Control Waste Water	2,125.00		0
QUALITY CONTROL SERVICES, I	QCS6185	Quality Control Waste Water	1,714.00		0
65-4350-4900 PERSONNEL TRAINING/TRAVEL/MTG					
Ramp	72926	Professional Training for Staff	127.00		0
Ramp	80526	Wastewater License renewal	300.00		0
65-4350-5100 TELEPHONE & COMMUNICATIONS					
Syringa Networks LLC	SMI-008294	Monthly recurring fixed charges for IPVPN and internet services	247.50		0
65-4350-5200 UTILITIES					
Ramp	72926	Finance Admin - Gas service 110 River Ranch Mechanical Screening (May 2026)	25.58		0
Ramp	72926	Finance Admin - 30001 Gas Service	225.25		0
Ramp	80526	32649330001-Intermountain Gas-110 River Ranch C	35.69		0
Ramp	80526	32649330001-Intermountain Gas-110 River Ranch- Grit Building	25.64		0
Ramp	80526	32649330001-Intermountain Gas- 110 River Ranch- Sludge Loading Building	23.96		0
Ramp	80526	58208688554 Gas service for 110 River Ranch Rd. Mechanical Bar Screen Bldg. July 2026	25.58		0
65-4350-6100 REPAIR & MAINT-MACH & EQUIP					
Napa Auto Parts	267552	Oil seal and Napa syn go 75w90	107.09		0
Pipeco, Inc.	S6465740.001	Irrigation supplies	8.80		0
Pipeco, Inc.	S6484661.001	Wastewater irrigation supplies	3.98		0
Ramp	72926	Electrical parts for Generator	26.13		0
Ramp	72926	SS Steel for Digester repair	639.68		0
Ramp	80526	Fence repair	28.49		0
Ramp	80526	Building filters	50.98		0
Ramp	80526	Building filters	170.44		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
65-4350-6900 COLLECTION SYSTEM SERVICES/CHA					
Ramp	72926	June 2026 Monthly telecommunications service AT&T	45.75		0
Ramp	80526	June 2026 FirstNet bill split between Finance, Police, Housing, and Wastewater	45.75		0
Ramp	80526	Portable Charger	26.99		0
Total WASTEWATER EXPENDITURES:			23,063.76		
Total WASTEWATER FUND:			23,063.76		
WASTEWATER CAPITAL IMPROVE FND					
WASTEWATER CIP EXPENDITURES					
67-4350-7813 CAPITAL IMP PLAN(NO SHARING)					
Integrity Inspection Solutions	34767863	Collections system repairs	22,600.00	26171	0
67-4350-7818 ROTARY DRUM THICK & DEWATERING					
ENGINEERED STRUCTURES, INC	PAYAPP13	Dewatering Improvements Project Construction	586,981.21	25119	0
67-4350-7900 MAJOR EQUIPMENT					
Trinity Trailer	59306	Haul Trailer	100,589.82	26134	0
Total WASTEWATER CIP EXPENDITURES:			710,171.03		
Total WASTEWATER CAPITAL IMPROVE FND:			710,171.03		
POLICE TRUST FUND					
POLICE TRUST EXPENDITURES					
90-4900-6910 OTHER PURCHASED SERVICES					
Apex Integrated Security Solutions, I	00046609	Police Department basement access control additions equipment and shipping and handling	2,778.87		0
Ramp	72926	Additional police patches added to original order	223.66		0
Ramp	72926	Police uniform badges	746.24		0
Ramp	72926	Police Uniform Logo Patches	452.62		0
Ramp	72926	Police Shield Badges for Uniforms	678.40		0
Ramp	80526	Reproducing police badges with larger pin clasps	317.87		0
Ramp	80526	Vehicle out of service magnets	292.16		0
Ramp	80526	Wallet Badges for KPD	661.44		0
UNIFORMS2GEAR	INV/2026/07/0	KPD uniform pants	1,539.18		0
UNIFORMS2GEAR	INV/2026/07/0	KPD uniform shirts	1,488.80		0

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
UNIFORMS2GEAR	INV/2026/07/0	CSO uniforms	1,706.79		0
UNIFORMS2GEAR	INV/2026/08/0	KPD Class B shirts	298.48		0
Total POLICE TRUST EXPENDITURES:			11,184.51		
Total POLICE TRUST FUND:			11,184.51		
PARKS/REC DEV TRUST FUND					
PARKS/REC TRUST EXPENDITURES					
93-4900-6800 KETCHUM ARTS COMMISSION					
SUN VALLEY MUSEUM OF ART	VA-KETCHU	Support of Adam West Exhibition - Forest Service Park	1,650.00		0
MIDDLEBROOK, JASON	072826	Down payment for Homage to the Limber Pine	20,000.00	26172	0
Ramp	80526	Priority Check Shipping for Sculpture Down Payment	83.09		0
Reimer, Paul	073026	Stipend for installation of their artwork in Town Square	3,500.00		0
93-4900-7700 WATCH ME GROW GARDEN					
Webb Landscaping	K-IN-217348	Fertilizer	41.18		0
93-4900-7950 WARM SPRINGS PRESR-RESTORATION					
Conrad Brothers Construction	26-1181	Utilities & Grading of Warm Springs Preserve	54,829.27	25115	0
Conrad Brothers Construction	26-1181	Paving of Warm Springs Preserve Entrance and Parking Lot	160,411.28	25115	0
Conrad Brothers Construction	26-1181	Welcome Building at Warm Springs Preserve	158,221.00	25115	0
Ramp	72926	Construction team appreciation lunch	408.28		0
Ramp	72926	Satellite internet service for city facility operations	37.10		0
Ramp	80526	WSP Bathroom Signs	65.55		0
NORTH FORK NATIVE PLANTS	4008	WSP PLANTINGS DIRECT PURCHASE	18,383.81	25071	100
NORTH FORK NATIVE PLANTS	4008	WSP PLANTINGS DIRECT PURCHASE	7,004.68	25071	101
AQUA TERRA RESTORATION LL	PAYAPP8	Warm Springs Preserve Restoration Project	339,581.05	25110	0
AQUA TERRA RESTORATION LL	PAYAPP8	Warm Springs Preserve Restoration Project	129,388.78	25110	0
Valleywide Timber & Steel	523	Restored Ski Lift Chair Swing	4,950.00		0
Total PARKS/REC TRUST EXPENDITURES:			898,555.07		
Total PARKS/REC DEV TRUST FUND:			898,555.07		
Grand Totals:			2,688,396.18		

Vendor Name	Invoice Number	Description	Net Invoice Amount	Purchase Order Number	GL Activity Number
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Report Criteria:
Invoices with totals above \$0 included.
Paid and unpaid invoices included.
[Report].GL Account Number = "0110000000"-"9700000000","9910000000"-"9911810000"
Invoice Detail.Voided = No,Yes



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

I move to approve the Alcohol Beverage License Applications for the applicants included in the staff report.

Reasons for Recommendation:

- Ketchum Municipal Code requires certain licenses to sell liquor, beer or wine.
- The attached applications are for the period of September 1, 2026 – August 31, 2027.
- Council approval is requested to complete the process of issuing such beer, wine and liquor licenses, including renewals.

Policy Analysis and Background (non-consent items only):

Pursuant to Municipal Code 5.04.020, Alcoholic Beverage Sales, it is unlawful for any individual or business to sell liquor, beer, or wine at retail or by-the-drink within the City without first obtaining the appropriate licenses as required under Ordinance 367. All City-issued liquor, beer, and wine licenses expire annually and must be renewed by September 1.

The businesses listed below have applied to sell beer, wine, and liquor. (Wine is included within the liquor license fee.)

The businesses have submitted the required applications, and Council approval is requested to finalize the issuance of the applicable beer, wine, and liquor license, including renewals.

Sustainability Impact:

None

Financial Impact:

Revenue:	The City will realize a revenue of \$11,250.96 from approval of these licenses in accordance with the current fee structure.
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Attachments:

1. Table of License
2. Beer, Wine & Liquor-by-the-Drink License Application

<u>Company</u>	<u>Beer Consumed on Premises</u>	<u>Beer Not to be Consumed on Premises</u>	<u>Wine Consumed on Premises</u>	<u>Wine Not to be Consumed on Premises</u>	<u>Liquor (includes wine fees)</u>
Argyros	X				X
Barbara's Party Rentals		X		X	
Bertos		X	X	X	
Bigwood Bread Wildflower (August 2026)	X		X	X	
Catlina's	X	X	X	X	
El Nino	X				
Enoteca	X	X	X	X	
Grill at Knob Hill	X				X
KB's	X	X	X		
La Cabanita	X		X		
River Run Base Camp		X		X	
Romina's	X	X	X	X	
Salted Sprig	X	X			X
Sawtooth Club	X				X
Sun Valley Culinary Institute	X	X	X	X	
Sun Valley Wine Company	X	X	X	X	
Sushi on Second	X	X	X		
Taylor'd Events		X		X	
That's Entertainment		X		X	
Veltex		X		X	
Vintage	X		X	X	
Warfield	X	X			X
Warm Springs Base Camp		X		X	



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: Sun Valley Performing Arts		Doing Business As: The Argyros
Physical Address where license will be displayed: 120 S. Main Street, Ketchum, ID 83340		
Mailing Address: PO Box 4921, Ketchum, ID 83340		
Recorded Owner of Property: Dave Olsen		
Applicant Phone Number: 208.806.7442		Applicant Email: melissa.mathews@theargyros.org
STATE LICENSE NO: 422092 (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: ☒ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners: Dave Olsen 713 Morning Star Road, Sun Valley, ID 83353 _____ _____ _____
BEER LICENSE FEES		
X	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
	Wine, to be consumed on premises	\$200.00
	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
X	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ 760.00
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒ Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Melissa Mathews

Executive Director

Applicant Signature

Relation to Business

6/4/26

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐ , does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		

Idaho State Police

Retail Alcohol Beverage License

Premises Number: 5B-49841

Resort City Conference/Event Center

Cycle Tracking Number: 175623

ISLD ID: 10141

License Year: 2027

License Number: 49841

This is to certify, that Sun Valley Performing Arts Inc
doing business as: Argyros Performing Arts Center

is licensed to sell alcoholic beverages as stated below at:

120 S. Main St , Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	Yes	<u>\$300.00</u>
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	No	
Restaurant	No	
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: \$350.00

SUN VALLEY PERFORMING ARTS INC
ARGYROS PERFORMING ARTS CENTER
PO BOX 921

KETCHUM, ID 83340

Mailing Address

Valid

08/01/2026 - 07/31/2027

Expires

07/31/2027

2027

BLAINE COUNTY
STATE OF IDAHO

No. 2027-00

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT SUN VALLEY PERFORMING ARTS INC
doing business as THE ARGYROS
at 120 S MAIN ST, KETCHUM, ID 83340
a(n) CORPORATION, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of
Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the
regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of
said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2026

Transfer Fee

Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$100.00
Wine by the glass	\$0.00
Wine by the bottle	\$0.00
Liquor	\$75.00
Total	\$175.00

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2027.

Witness my hand and seal this 9 day of June, 2026

Angus McCreary

Chairman

Mark J. Davis

Commissioner

Lindsay Molineaux

Commissioner

[Signature]
Clerk of the Board of County Commissioners





City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>BARBARA NMICK</u>		Doing Business As: <u>BARBARA'S PARTY RENTALS, INC</u>
Physical Address where license will be displayed: <u>221/231 NORTHWOOD WAY, SUITE B500, KETCHUM</u>		
Mailing Address: <u>PO Box 1829 SUN VALLEY, ID 83353</u>		
Recorded Owner of Property: <u>4911 NO LLC</u>		
Applicant Phone Number: <u>208-720-1433</u>		Applicant Email: <u>bea175v@gmail.com</u>
STATE LICENSE NO: (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: ☒ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners: <u>BARBARA NMICK - Box 323 SV ID 83353</u> <u>MARK SMITH - Box 2678 KETCHUM ID 83340</u>
BEER LICENSE FEES		
☐	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☒	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☐	Wine, to be consumed on premises	\$200.00
☒	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
☐	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>250.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Barbara Smith OWNER/PRESIDENT
Applicant Signature Relation to Business

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐ , does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Berto LLC</u>		Doing Business As: <u>Hammerhead Bistro</u>
Physical Address where license will be displayed: <u>520 2nd St E, Ketchum</u>		
Mailing Address: <u>PO Box 4025, Hailey ID 83333</u>		
Recorded Owner of Property: <u>Christinos</u>		
Applicant Phone Number: <u>208 721-0425</u>		Applicant Email: <u>vintage726959@gmail.com</u>
STATE LICENSE NO: <u>1281</u> (copy required)		COUNTY LICENSE NO: <u>2127-062</u> (copy required)
Corporation: ☒ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners: <u>Rodrigo Herrera</u> _____ _____ _____
BEER LICENSE FEES		
☐	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☒	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☒	Wine, to be consumed on premises	\$200.00
☒	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
☐	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		<u>\$ 450</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Applicant Signature

Relation to Business

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
<i>To the City Council, Ketchum, Idaho;</i> The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		

Premises Number: 5B-61

Idaho State Police

Retail Alcohol Beverage License

License Year: 2027
License Number: 1781

This is to certify, that Berto LLC
doing business as: Humberto's Bistro
is licensed to sell alcoholic beverages as stated below at:
520 2nd Street , Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$250.00

BERTO LLC
HUMBERTO'S BISTRO
PO BOX 4025

HAILEY, ID 83333

*Mailing Address**Valid*

08/01/2026 - 07/31/2027

Expires
07/31/2027

2027

BLAINE COUNTY
STATE OF IDAHO

No. 2027-062

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT BERTO LLC
doing business as HUMBERTOS BISTRO
at 520 2ND STREET E, KETCHUM, ID 83340
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of
Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the
regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of
said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2026

Transfer Fee

Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$75.00
Draft beer, Includes draft, bottled, and/or canned	\$0.00
Wine by the glass	\$100.00
Wine by the bottle	\$100.00
Liquor	\$0.00
Total	\$275.00

Signature of Licensee or Officer of Corporation

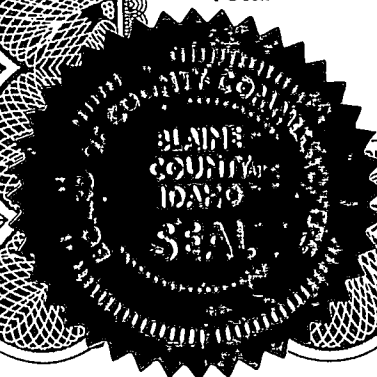
This license is TRANSFERABLE and EXPIRES 07/31/2027.
Witness my hand and seal

Angie M'Clary
Chairman

Mickey Davis
Commissioner

Lindsay Mollineaux
Commissioner

Bob Brown
Clerk of the Board of County Commissioners





New
City of Ketchum - Wildflower Aug 2026 (pro-rated)

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Bigwood Bread LLC</u>		Doing Business As: <u>Wildflower Cafe</u>
Physical Address where license will be displayed: <u>380 East Ave N, Ketchum 83340</u>		
Mailing Address: <u>PO Box 6332 Ketchum ID 83340</u>		
Recorded Owner of Property: <u>Bigwood Square LLC</u>		
Applicant Phone Number: <u>949-463-1461</u>		Applicant Email: <u>rita@clorerty1.com</u>
STATE LICENSE NO: <u>(A)</u> (copy required)		COUNTY LICENSE NO: <u>(A)</u> (copy required)
Corporation: ☒ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners: <u>Rita Golleher 506 Greenhorn Rd Hailey 83333</u> <u>George Golleher 50 Greenhorn Rd Hailey 83333</u>
BEER LICENSE FEES		
☒	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☒	Wine, to be consumed on premises	\$200.00
☒	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
<u>(A) Pro-rated for Aug 2026 only</u>		Total Fees Due \$ <u>50.96</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		
<u>(A) new application. Will provide when I receive from state</u>		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Rita J. Jelleka

Applicant Signature

owner

Relation to Business

1-2-2026

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		



City of Ketchum

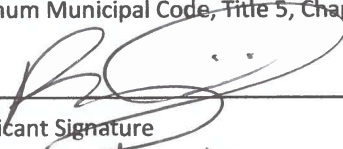
Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Paula Lopez</u>		Doing Business As: <u>Catalina's by Ciclo</u>
Physical Address where license will be displayed: <u>230 Walnut Ave Ketchum ID 83340</u>		
Mailing Address: <u>3180 Mountain Ash Dr. Hailey ID 83333</u>		
Recorded Owner of Property: <u>Clay Fisher</u>		
Applicant Phone Number: <u>208-928-4809</u>		Applicant Email:
STATE LICENSE NO: (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: ☒ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☐ No ☒		List names and addresses of corporation officers and/or partners: _____ _____ _____ _____
BEER LICENSE FEES		
☒	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☒	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☒	Wine, to be consumed on premises	\$200.00
☒	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ _____
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

 owner
Applicant Signature Relation to Business
8/10/26
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		



City of Ketchum

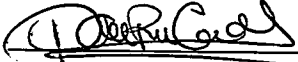
Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Izalo LLC</u>		Doing Business As: <u>El Niño</u>
Physical Address where license will be displayed: <u>280 E 6th St. Ketchum</u>		
Mailing Address: <u>P.O. Box 1889, Hailey ID 83333</u>		
Recorded Owner of Property: <u>Pedro Albino Ramirez Castillo</u>		
Applicant Phone Number: <u>(208) 481-7780</u>		Applicant Email: <u>pedroalbino146@icloud.com</u>
STATE LICENSE NO: (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: ☐ Partnership: ☒ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners: <u>Pedro A Ramirez Castillo</u> <u>Hailey ID 83333</u>
BEER LICENSE FEES		
☒	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☐	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☒	Wine, to be consumed on premises	\$200.00
☐	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
☐	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		<u>\$ 400 200⁰⁰</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.



Applicant Signature

Owner

Relation to Business

6/20/2026

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		

Idaho State Police

Premises Number: 5B-24483

Retail Alcohol Beverage License

License Year: 2027

License Number: 24483

This is to certify, that IZALCO LLC*doing business as:* El Nino*is licensed to sell alcoholic beverages as stated below at:*

280 E 6th St , Ketchum, Blaine County

*Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.*County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	No
Wine by the glass	No
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$50.00

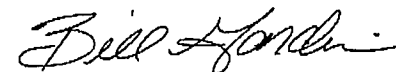

 Signature of Licensee, Corporate Officer, LLC Member or Partner

IZALCO LLC
 EL NINO
 PO BOX 1889

HAILEY, ID 83333

Mailing Address

License Valid: 08/01/2026 - 07/31/2027

Expires: 07/31/2027

Director of Idaho State Police



2027

BLAINE COUNTY
STATE OF IDAHO

No. 2027-048

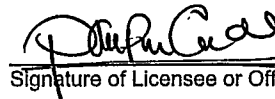
RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT IZALCO LLC
doing business as EL NINO
at 280 E 6TH ST, KETCHUM, ID 83340
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of
Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the
regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of
said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2026

Transfer Fee

Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$100.00
Wine by the glass	\$0.00
Wine by the bottle	\$0.00
Liquor	\$0.00
Total	\$100.00



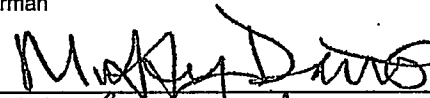
Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2027.

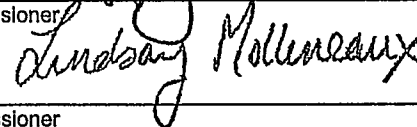
Witness my hand and seal



Chairman



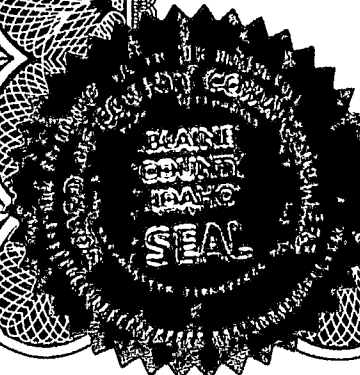
Commissioner



Commissioner



Clerk of the Board of County Commissioners





City of Ketchum

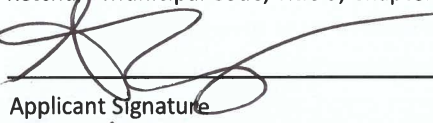
Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Luna LLC DBA Erotica</u>		Doing Business As: <u>Erotica</u>
Physical Address where license will be displayed: <u>300 N. Main Street Ketchum</u>		
Mailing Address: <u>PO Box 3515 Ketchum ID 83340</u>		
Recorded Owner of Property: <u>Scott Mason / Adelaide Smith Mason</u>		
Applicant Phone Number: <u>208.720.9314</u>		Applicant Email: <u>adelaiderm@gmail.com</u>
STATE LICENSE NO: <u>13806</u> (copy required)		COUNTY LICENSE NO: <u>2077-10</u> (copy required)
Corporation: ☐ Partnership: ☒ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners: <u>Adelaide Smith Mason</u> <u>Box 3515</u> <u>Scott Mason</u> <u>II</u> <u>Anne Mason</u> <u>II</u>
BEER LICENSE FEES		
☒	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☒	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☒	Wine, to be consumed on premises	\$200.00
☒	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		<u>\$ 650</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.


Applicant Signature

Owner
Relation to Business

8/6/2026
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho: The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Dunn Deal LLC</u>		Doing Business As: <u>Grill at Knob Hill</u>
Physical Address where license will be displayed: <u>960 North Main St.</u>		
Mailing Address: <u>P.O. Box 3352, Ketchum, Id. 83340</u>		
Recorded Owner of Property: <u>Knob Hill Inn</u>		
Applicant Phone Number: <u>208 726 8004</u>		Applicant Email: <u>dunndealsv@gmail.com</u>
STATE LICENSE NO: <u>3875</u> (copy required)		COUNTY LICENSE NO: _____ (copy required)
Corporation: ☒ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners: <u>William Spiller</u> _____ _____ _____
BEER LICENSE FEES		
☒	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☐	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☐	Wine, to be consumed on premises	\$200.00
☐	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
☒	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		<u>\$ 760.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

WS
Applicant Signature

OWNER
Relation to Business

06/19/26
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by: _____ Mayor		

Idaho State Police

Premises Number: 5B-9
Incorporated City

License Year: 2027
License Number: 3875

Retail Alcohol Beverage License

This is to certify, that **Dunn Deal LLC**
doing business as: **Grill at Knob Hill Inn**

is licensed to sell alcoholic beverages as stated below at:
960 N Main , Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	Yes	<u>\$750.00</u>
Beer	Yes	<u>\$50.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	No	
Restaurant	Yes	<u>\$0.00</u>
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: \$800.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

DUNN DEAL LLC
GRILL AT KNOB HILL INN
PO BOX 3352

KETCHUM, ID 83340

Mailing Address

License Valid: 08/01/2026 - 07/31/2027

Expires: 07/31/2027



David J. Anderson

Director of Idaho State Police



City of Ketchum

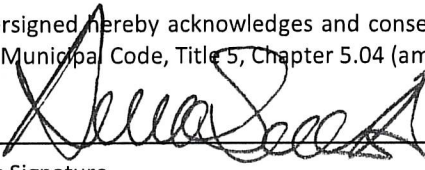
Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: Serva Group		Doing Business As: KB's Ketchum
Physical Address where license will be displayed: 460 Sun Valley Rd Ketchum		
Mailing Address: PO Box 3643 Ketchum, ID 83340		
Recorded Owner of Property: PK Ventures		
Applicant Phone Number: 2087200959		Applicant Email: angelserva3@gmail.com
STATE LICENSE NO: 18624 (copy required)		COUNTY LICENSE NO: Pending (copy required)
Corporation: ☒ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners: Angel Serva - PO Box 3643 Ketchum ID 83340
BEER LICENSE FEES		
☒	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☒	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☒	Wine, to be consumed on premises	\$200.00
	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>450.000</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.



Owner

Applicant Signature

Relation to Business

7/30/2026

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		

Idaho State Police

Premises Number: 5B-18624

License Year: 2027

Retail Alcohol Beverage License

License Number: 18624

This is to certify, that Serva Group LLC
doing business as: KB's

is licensed to sell alcoholic beverages as stated below at:

460 Sun Valley Rd, Ste 103 , Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	No
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$150.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

SERVA GROUP LLC
KB'S
PO BOX 3643

KETCHUM, ID 83340

Mailing Address

License Valid: 08/01/2026 - 07/31/2027

Expires: 07/31/2027

David Spindler

Director of Idaho State Police





City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Amenta Bros Ketchum, Inc</u>		Doing Business As: <u>La Cabanita Mexican Restaurant</u>
Physical Address where license will be displayed: <u>160 5th St. W.</u>		
Mailing Address: <u>PO Box 3539 Ketchum, ID 83340</u>		
Recorded Owner of Property: <u>Rogelio & Daniel Amenta</u>		
Applicant Phone Number: <u>208-725-5001</u>		Applicant Email:
STATE LICENSE NO: <u>10603</u> (copy required)		COUNTY LICENSE NO: <u>2027-044</u> (copy required)
Corporation: ☒ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners:
BEER LICENSE FEES		
☒	Draft or Bottled or Canned Beer to be consumed on premises	<u>\$200.00</u>
	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☒	Wine, to be consumed on premises	<u>\$200.00</u>
	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>400.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Victor Armenta

Manager

Applicant Signature

Relation to Business

07/22/2026

Date

[Signature]
City Clerk or Deputy Signature

Director of Finance

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Cosis Stop NGD LLC</u>		Doing Business As: <u>Rose Camp River Run</u>
Physical Address where license will be displayed: <u>12728 Hwy 75 Ketchum ID 83340</u>		
Mailing Address: <u>130 2nd Ave N. Twin Falls ID 83301</u>		
Recorded Owner of Property: <u>River Run Holdings</u>		
Applicant Phone Number: <u>208-736-8503</u>		Applicant Email: <u>Crystal@cosisstopngo.com</u>
STATE LICENSE NO: _____ (copy required)		COUNTY LICENSE NO: _____ (copy required)
Corporation: ☒ <u>LLC</u>		List names and addresses of corporation officers and/or partners: <u>See Attached</u>
Partnership: ☐		
Individual: ☐		
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☐ No ☐		
BEER LICENSE FEES		
☐	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☒	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☐	Wine, to be consumed on premises	\$200.00
☒	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
☐	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>250</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] Member
Applicant Signature Relation to Business

6/11/26
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		

List for Question # 4

Corporate Officers- Oasis Stop N GO LLC 28 Locations

(Name): Daniel L. Willie Phone: 208-825-4147
4047 N Canyon Ridge Dr. (SSN) 518-50-5948
Twin Falls, ID 83301 DOB: 01/25/1944
(Title) Member Idaho Resident # of Years __77__

(Name): Troy Willie Phone: 208-736-8503
4036 N 3320 E (SSN) 518-90-2137
Twin Falls, ID 83301 DOB 04/21/1974
(Title) Member Idaho Resident # of Years __47__

(Name): Mont Willie Phone: 208-736-8503
2837 Leeann Dr. (SSN) 519-94-7367
Twin Falls, ID 83301 DOB 12/11/1977
(Title) Member Idaho Resident # of Years __43__

(Name): Patrick Lewis Phone: 735-2265
308 Shoshone St. E # 7 (SSN) 518-82-9314
Twin Falls, ID 83301 DOB 04/05/1968
(Title) Member Idaho Resident # of Years __53__

Sonja E. Willie Phone: 733-7996
4047 N Canyon Ridge Dr. SS # 540-52-0433
Twin Falls, ID 83301 DOB 12/16/1944
(Title) Member Idaho Resident # of Years __76__

Idaho State Police
Retail Alcohol Beverage License

Premises Number: 5B-74

Cycle Tracking Number: 175773

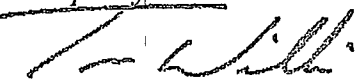
License Year: 2027
License Number: 3453

This is to certify, that Oasis Stop 'N Go LLC
doing business as: Base Camp River Run
is licensed to sell alcoholic beverages as stated below at:
12728 Hwy 75 , Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	No
Kegs to go	No
Growlers	No
Restaurant	No
On-premises consumption	No
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$150.00



Signature of Licensee, Corporate Officer, LLC Member or Partner

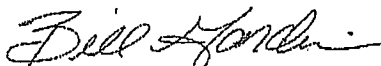
OASIS STOP 'N GO LLC
BASE CAMP RIVER RUN
130 2ND AVE N

TWIN FALLS, ID 83301

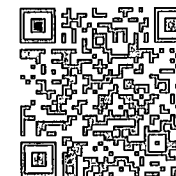
Mailing Address

License Valid: 08/01/2026 - 07/31/2027

Expires: 07/31/2027



Director of Idaho State Police



2027

BLAINE COUNTY
STATE OF IDAHO

No. 2027-059

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT OASIS STOPN GO LLC
doing business as BASE CAMP RIVER RUN
at 12728 HWY 75, KETCHUM, ID 83340
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of
Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the
regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of
said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2026

Transfer Fee

Bottled/canned beer, Consumed off premise	\$25.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$0.00
Wine by the glass	\$0.00
Wine by the bottle	\$100.00
Liquor	\$0.00
Total	\$125.00

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2027.
Witness my hand and seal

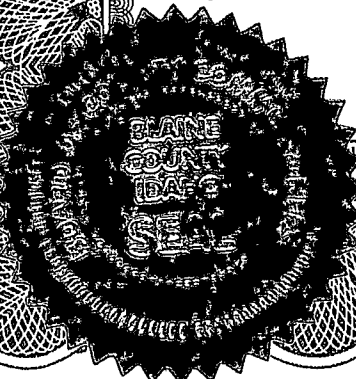
Chairman

Commissioner

Commissioner

Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)





City of Ketchum

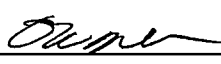
Beer, Wine & Liquor-by-the Drink License Application

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APPLICANT INFORMATION		
Applicant Name: <u>Piero LLC</u>		Doing Business As: <u>Romanas</u>
Physical Address where license will be displayed: <u>580 Washington Ave</u>		
Mailing Address: <u>P.O. Box 1411 Hailey ID 83333</u>		
Recorded Owner of Property: <u>Susan Taylor</u>		
Applicant Phone Number: <u>208-720 6250</u>		Applicant Email: <u>Romanasrestaurant@gmail.com</u>
STATE LICENSE NO: <u>14844</u> (copy required)		COUNTY LICENSE NO: <u>5</u> (copy required)
Corporation: ☐ Partnership: ☒ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners: <u>Pier Herrera</u> <u>P.O. Box 1411</u> <u>Hailey ID 83333</u>
BEER LICENSE FEES		
☒	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☒	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☒	Wine, to be consumed on premises	\$200.00
☒	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
☒	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		<u>\$ 650</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☐		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☐		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

 
Applicant Signature Relation to Business

6/18/26
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		

Idaho State Police

Cycle Tracking Number: 175809

Premises Number: 5B-14844

Retail Alcohol Beverage License

License Year: 2027
License Number: 14844

This is to certify, that Piero LLC
doing business as: Rominnas

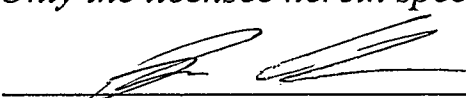
is licensed to sell alcoholic beverages as stated below at:
580 Washington Ave , Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$250.00



Signature of Licensee, Corporate Officer, LLC Member or Partner

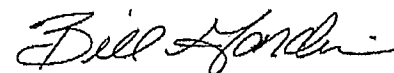
PIERO LLC
ROMINNAS
PO BOX 1411

HAILEY, ID 83333

Mailing Address

License Valid: 08/01/2026 - 07/31/2027

Expires: 07/31/2027



Director of Idaho State Police



2027

BLAINE COUNTY
STATE OF IDAHO

No. 2027-072

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT PIERO LLC
doing business as ROMINNAS
at 580 WASHINGTON AVE, KETCHUM, ID 83340
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

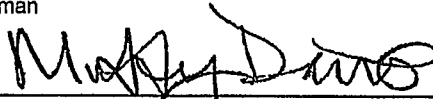
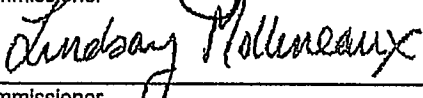
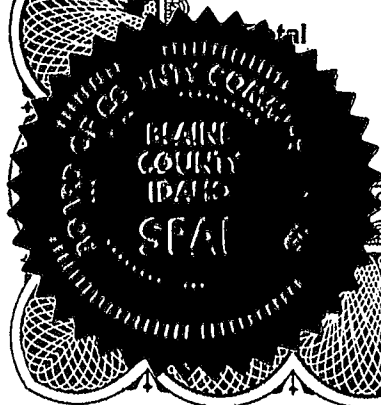
State License Issue Date: 08/01/2026

Transfer Fee

Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$75.00
Draft beer, Includes draft, bottled, and/or canned	\$0.00
Wine by the glass	\$100.00
Wine by the bottle	\$100.00
Liquor	\$0.00
Total	\$275.00


Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2027.
Witness my hand and seal this 7 day of July, 2026


Chairman
Commissioner
Commissioner
Clerk of the Board of County Commissioners



City of Ketchum

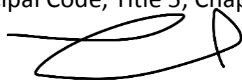
Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: Salted Sprig LLC		Doing Business As:
Physical Address where license will be displayed: 700 N. Main Street		
Mailing Address: PO Box 4887 Ketchum, ID 83340		
Recorded Owner of Property: Ketchum and Mustard LLC		
Applicant Phone Number: 208 957 3092		Applicant Email: saltedsprig@gmail.com
STATE LICENSE NO: (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: ☐ Partnership: ☐ Individual: ☒ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☐ No ☐		List names and addresses of corporation officers and/or partners: Courtney Barnard owner
BEER LICENSE FEES		
X	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
X	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
	Wine, to be consumed on premises	\$200.00
	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
X	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ _____
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.



owner

Applicant Signature

Relation to Business

7.29.26

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐ , does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		



City of Ketchum

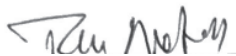
Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Main Street Inc</u>		Doing Business As: <u>The Sawtooth Club</u>
Physical Address where license will be displayed: <u>231 N. Main Ketchum ID 83340</u>		
Mailing Address: <u>PO BOX 4318 Ketchum ID 83340</u>		
Recorded Owner of Property: <u>Sawtooth Real Estate Ventures</u>		
Applicant Phone Number: <u>208-726-5233</u>		Applicant Email: <u>sawtoothclubketchum@gmail.com</u>
STATE LICENSE NO: _____ (copy required)		COUNTY LICENSE NO: _____ (copy required)
Corporation: ☐ Partnership: ☐ Individual: ☒ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☐ No ☐		List names and addresses of corporation officers and/or partners: _____ _____ _____ _____
BEER LICENSE FEES		
☒	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☐	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☐	Wine, to be consumed on premises	\$200.00
☐	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
☒	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>760.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.



Applicant Signature



Relation to Business

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐ , does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: Sun Valley Culinary Institute		Doing Business As: Sun Valley Culinary Institute
Physical Address where license will be displayed: 211 N Main St, Ketchum, ID 83340		
Mailing Address: PO Box 3088, Sun Valley, ID 83353		
Recorded Owner of Property: Westcorner Realty Ventures LLC		
Applicant Phone Number: 208-913-0494		Applicant Email: info@sunvalleyculinary.org
STATE LICENSE NO: 2027-081 (copy required)		COUNTY LICENSE NO: 28242 (copy required)
Corporation: ☒ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☐ No ☐		List names and addresses of corporation officers and/or partners: Dan Kish, PO Box 860, Sun Valley, ID 83353 Harry Evans Griffith Jr., PO Box 2534, Sun Valley, ID 83353 Richard LeFavre, PO Box 2925, Sun Valley, ID 83353 Corry Clayville, PO Box 3770, Hailey, ID 83333, Ron Greenspan, PO Box 2466, Ketchum, 83340
BEER LICENSE FEES		
X	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
X	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
X	Wine, to be consumed on premises	\$200.00
X	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ 650
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Ronald Gray
Applicant Signature

Chair of Board
Relation to Business

7-15-2026
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		

Idaho State Police

Cycle Tracking Number: 175796

Premises Number: 5B-28242

Retail Alcohol Beverage License

License Year: 2027

License Number: 28242

This is to certify, that Sun Valley Culinary Institute Inc

doing business as: Sun Valley Culinary Institute

is licensed to sell alcoholic beverages as stated below at:

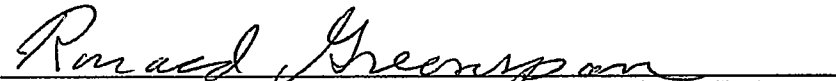
211 N Main St , Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$250.00


Signature of Licensee, Corporate Officer, LLC Member or Partner

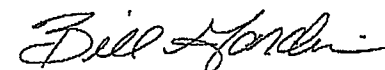
SUN VALLEY CULINARY INSTITUTE INC
SUN VALLEY CULINARY INSTITUTE
PO BOX 3088

SUN VALLEY, ID 83353

Mailing Address

License Valid: 08/01/2026 - 07/31/2027

Expires: 07/31/2027



Director of Idaho State Police



2027

BLAINE COUNTY
STATE OF IDAHO

No. 2027-081

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT SUN VALLEY CULINARY INSTITUTE INC
doing business as SUN VALLEY CULINARY INSTITUTE
at 211 N MAIN ST, KETCHUM, ID 83340
a(n) CORPORATION, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of
Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the
regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of
said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2025

Transfer Fee

Bottled/canned beer, Consumed off premise	\$25.00
Bottled/canned beer, Consumed on premise	\$75.00
Draft beer, Includes draft, bottled, and/or canned	\$0.00
Wine by the glass	\$100.00
Wine by the bottle	\$100.00
Liquor	\$0.00
Total	\$300.00

Russell Greenspan
Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2027.
Witness my hand and seal

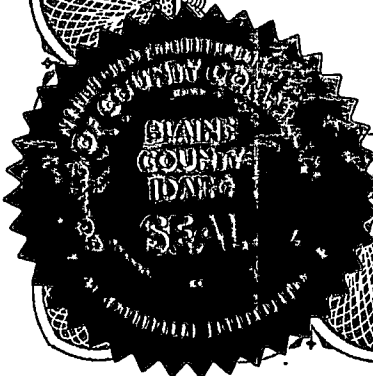
Angus McCarty
Chairman

Lindsay Molleneaux
Commissioner

Misty Davis
Commissioner

[Signature]
Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)





City of Ketchum

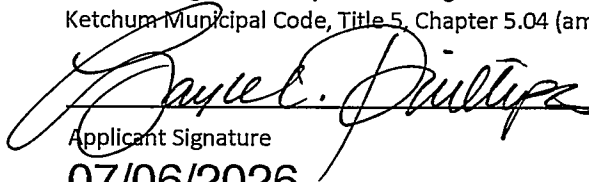
Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: The Valley Vino		Doing Business As: Sun Valley Wine Company
Physical Address where license will be displayed: 360 Leadville Avenue N Ketchum, ID 83340		
Mailing Address: PO Box 3628 Ketchum, ID 83340		
Recorded Owner of Property: James A. & Gayle L. Phillips		
Applicant Phone Number: 360-870-4666		Applicant Email: gflips123@comcast.net
STATE LICENSE NO: 3186 (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: ☐ Partnership: ☒ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners: Gayle L. Phillips James A. Phillips Crystal McKenzie Dexter McKenzie
BEER LICENSE FEES		
☒	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☒	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☒	Wine, to be consumed on premises	\$200.00
☒	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ 650.00
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.


Applicant Signature

Owner

Relation to Business

07/06/2026

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No: 60941A
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		

Idaho State Police
Retail Alcohol Beverage License

Cycle Tracking Number: 175642

Premises Number: 5B-59

License Year: 2027
License Number: 3185

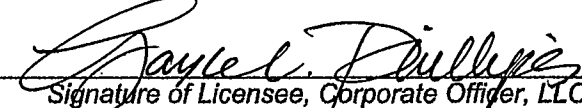
This is to certify, that **The Valley Vino LLC**
doing business as: **Sun Valley Wine Company**
is licensed to sell alcoholic beverages as stated below at:
360 N Leadville Rd , Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$250.00


Signature of Licensee, Corporate Officer, LLC Member or Partner

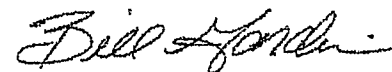
**THE VALLEY VINO LLC
SUN VALLEY WINE COMPANY
PO BOX 3628**

KETCHUM, ID 83340

Mailing Address

License Valid: 08/01/2026 - 07/31/2027

Expires: 07/31/2027



Director of Idaho State Police



2027

BLAINE COUNTY
STATE OF IDAHO

No. 2027-084

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT THE VALLEY VINO LLC
doing business as SUN VALLEY WINE COMPANY
at 360 N LEADVILLE RD, KETCHUM, ID 83340
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of
Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the
regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of
said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2026

Transfer Fee

Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$100.00
Wine by the glass	\$100.00
Wine by the bottle	\$100.00
Liquor	\$0.00
Total	\$300.00

Crystal McKenzie
Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2027.

Witness my hand and seal

Chairman

Commissioner

Commissioner

[Signature]
Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)





City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>SUSHION SECOND INC</u>		Doing Business As: <u>SUSHTON SECOND</u>
Physical Address where license will be displayed: <u>260 SECOND ST. KETCHUM ID 83340</u>		
Mailing Address: <u>PO BOX 326 KETCHUM IDAHO 83340</u>		
Recorded Owner of Property: <u>ENGL & ASSOCIATES</u>		
Applicant Phone Number: <u>7142803997</u>		Applicant Email: <u>SUSHION2ND@gmail.com</u>
STATE LICENSE NO: <u>2067</u> (copy required)		COUNTY LICENSE NO: <u>2026-141</u> (copy required)
Corporation: ☒ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners: <u>MIRTHA MAGALY ESTRADA</u> <u>JOSH MAZZOCCHI</u>
BEER LICENSE FEES		
☒	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☒	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☒	Wine, to be consumed on premises	\$200.00
	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		<u>\$ 450</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

 owner
Applicant Signature Relation to Business

7-17-26
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 175946

Premises Number: 5B-122

License Year: 2027
License Number: 2067

This is to certify, that Sushi On Second Inc
doing business as: Sushi On Second
is licensed to sell alcoholic beverages as stated below at:
260 Second St , Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$250.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

SUSHI ON SECOND INC
SUSHI ON SECOND
PO BOX 326

KETCHUM, ID 83340

Mailing Address

License Valid: 08/01/2026 - 07/31/2027

Expires: 07/31/2027

Bill Gordon

Director of Idaho State Police



BLAINE COUNTY
STATE OF IDAHO

No. 2026-14

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT SUSHI ON SECOND INC
doing business as SUSHI ON SECOND
at 260 SECOND ST, KETCHUM, ID 83340
a(n) CORPORATION, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of
Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the
regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of
said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2026

Transfer Fee

Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$75.00
Draft beer, Includes draft, bottled, and/or canned	\$0.00
Wine by the glass	\$100.00
Wine by the bottle	\$100.00
Liquor	\$0.00
Total	\$275.00

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES .
Witness my hand and seal

Angus McConny

Chairman

Muffy Davis

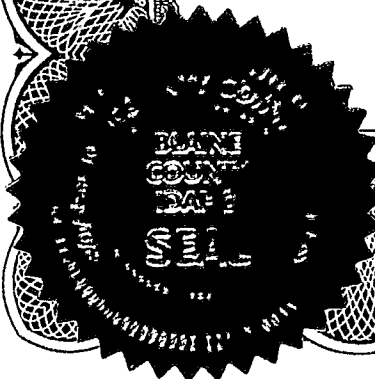
Commissioner

Lindsay Molineaux

Commissioner

B. Brizio

Clerk of the Board of County Commissioners





City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Taylor's Events</u>		Doing Business As: <u>Taylor's Events / Hank's Sy Nies</u>
Physical Address where license will be displayed: <u>5804th Ave E.</u>		
Mailing Address: <u>P.O. Box 3854, Ketchum ID 83340</u>		
Recorded Owner of Property: <u>Carr Building</u>		
Applicant Phone Number: <u>208 726 0115</u>		Applicant Email: <u>hank@hankandsy.com</u>
STATE LICENSE NO: _____ (copy required)		COUNTY LICENSE NO: _____ (copy required)
Corporation: ☒		List names and addresses of corporation officers and/or partners: <u>Taylor Stungo</u> <u>Sarah Lipton</u>
Partnership: ☐		
Individual: ☐		
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☐ No ☐		
BEER LICENSE FEES		
☐	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☒	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☐	Wine, to be consumed on premises	\$200.00
☒	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
☐	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		<u>\$ 250</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.


Applicant Signature


Relation to Business

7/20/24
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____. Approved by City of Ketchum Idaho by; _____ Mayor		

Idaho State Police

Retail Alcohol Beverage License

Premises Number: 5B-7099

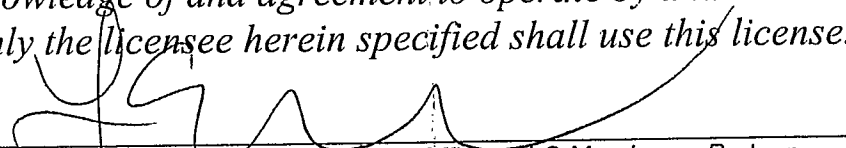
Cycle Tracking Number: 175551

License Year: 2027
License Number: 7099

This is to certify, that The Gardens LLC
doing business as: Taylor'd Events/Hank & Sylvie's

is licensed to sell alcoholic beverages as stated below at:
580 4th Ave East , Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.


Signature of Licensee, Corporate Officer, LLC Member or Partner

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	No
Kegs to go	No
Growlers	No
Restaurant	No
On-premises consumption	No
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$150.00

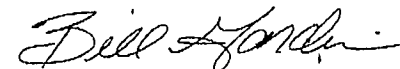
THE GARDENS LLC
TAYLOR'D EVENTS/HANK & SYLVIE'S
PO BOX 3854

KETCHUM, ID 83340

Mailing Address

License Valid: 08/01/2026 - 07/31/2027

Expires: 07/31/2027



Director of Idaho State Police



2027

BLAINE COUNTY
STATE OF IDAHO

No. 2027-05

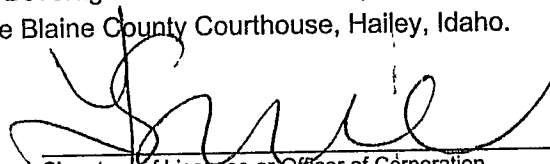
RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT THE GARDENS LLC
doing business as TAYLOR EVENTS/HANK & SYLVIES
at 580 4TH AVE E, KETCHUM, ID 83340
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of
Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the
regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of
said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2026

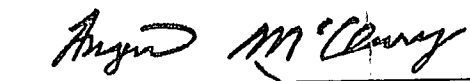
Transfer Fee

Bottled/canned beer, Consumed off premise	\$25.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$0.00
Wine by the glass	\$0.00
Wine by the bottle	\$100.00
Liquor	\$0.00
Total	\$125.00

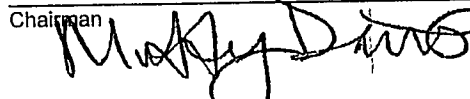


Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2027.
Witness my hand and seal



Chairman



Commissioner

Commissioner

Commissioner



Clerk of the Board of County Commissioners





City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Macsguard, LLC</u>		Doing Business As: <u>Thats Entertainment</u>
Physical Address where license will be displayed: <u>180 Northwood Way Ketchum</u>		
Mailing Address: <u>PO Box 2514 Ketchum ID 83340</u>		
Recorded Owner of Property: <u>Rigmar Grabber Trust</u>		
Applicant Phone Number: <u>208-726-8800</u>		Applicant Email: <u>accounting@thatsentertainmentv.com</u>
STATE LICENSE NO: <u>1726</u> (copy required)		COUNTY LICENSE NO: <u>2026-088</u> (copy required)
Corporation: ☐		List names and addresses of corporation officers and/or partners: <u>Alexandro Mackintosh 13607 State Hwy 75</u> <u>Ketchum ID 83340</u> <u>Johnny Partidge 13607 State Hwy 75</u> <u>Ketchum ID 83340</u>
Partnership: ☒ <u>LLC</u>		
Individual: ☐		
If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		
BEER LICENSE FEES		
☐	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☒	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☐	Wine, to be consumed on premises	\$200.00
☒	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
☐	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>250</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Heidi Bathin Controller
Applicant Signature Relation to Business
8/5/2026
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>NW Land & Cattle Co.</u>		Doing Business As: <u>Vertex market</u>
Physical Address where license will be displayed: <u>511 Main St. Ketchum</u>		
Mailing Address: <u>471 N Curtis Rd Boise Id 83706</u>		
Recorded Owner of Property:		
Applicant Phone Number: <u>208-377-0024</u>		Applicant Email: <u>marla@ketchumstores.com</u>
STATE LICENSE NO: <u>1627</u> (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: ☒ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners: <u>Marla Gardner 471 N Curtis Rd Boise</u> <u>Sally Snow</u> ✓ <u>Deborah Gardner</u> ✓
BEER LICENSE FEES		
☐	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☒	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☐	Wine, to be consumed on premises	\$200.00
☒	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
☐	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>250.00</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

Marla Gardner President
Applicant Signature Relation to Business

6/27/2026
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		

Idaho State Police

Retail Alcohol Beverage License

License Year: 2027
License Number: 1627

Premises Number: 5B-3

This is to certify, that Northwest Land and Cattle Co
doing business as: Veltex Market
is licensed to sell alcoholic beverages as stated below at:
511 Main St, Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	No
Kegs to go	No
Growlers	No
Restaurant	No
On-premises consumption	No
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$150.00

Mark Gardner, President

Signature of Licensee, Corporate Officer, LLC Member or Partner

NORTHWEST LAND AND CATTLE CO
VELTEX MARKET
471 N CURTIS RD

BOISE, ID 83706

Mailing Address

License Valid: 08/01/2026 - 07/31/2027

Expires: 07/31/2027

Bill Gordon

Director of Idaho State Police





City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Phoenix Restaurant</u>		Doing Business As: <u>Vintage Restaurant</u>
Physical Address where license will be displayed: <u>231 1/2 Leadville Ave Ketchum</u>		
Mailing Address: <u>PO Box 2188, Hailey 83333</u>		
Recorded Owner of Property: <u>Herrera LLC</u>		
Applicant Phone Number: <u>208-721-0425</u>		Applicant Email: <u>vintage7269595@gmail.com</u>
STATE LICENSE NO: <u>4832</u> (copy required)		COUNTY LICENSE NO: <u>2027-063</u> (copy required)
Corporation: ☒ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners: <u>Garza Herrera</u> _____ _____ _____
BEER LICENSE FEES		
☒	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☐	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☒	Wine, to be consumed on premises	\$200.00
☒	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
☐	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		<u>\$ 600</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] owner
Applicant Signature Relation to Business

7/20/22
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		

Premises Number: 5B-205

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 175645

License Year: 2027
License Number: 4832

This is to certify, that Phoenix Restaurant LLC
doing business as: Vintage Restaurant
is licensed to sell alcoholic beverages as stated below at:
231 1/2 Leadville Ave , Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$250.00

PHOENIX RESTAURANT LLC
VINTAGE RESTAURANT
PO BOX 3188

HAILEY, ID 83333

Mailing Address

Valid

08/01/2026 - 07/31/2027

Expires

07/31/2027

2027

BLAINE COUNTY
STATE OF IDAHO

No. 2027-068

RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT PHOENIX RESTAURANT LLC
doing business as VINTAGE RESTAURANT
at 231 1/2 LEADVILLE AVE, KETCHUM, ID 83340
a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of
Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the
regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of
said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2026

Transfer Fee

Bottled/canned beer, Consumed off premise	\$0.00
Bottled/canned beer, Consumed on premise	\$75.00
Draft beer, includes draft, bottled, and/or canned	\$0.00
Wine by the glass	\$100.00
Wine by the bottle	\$100.00
Liquor	\$0.00
Total	\$275.00

Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2027.
Witness my hand and seal

Regina McCarty
Chairman

Mattie Davis
Commissioner

Lindsay Molleneaux
Commissioner

Bobbi Wilson
Clerk of the Board of County Commissioners





City of Ketchum

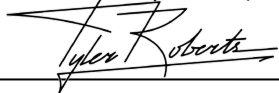
Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: MRG Warfield, LLC		Doing Business As: Warfield Distillery & Brewery
Physical Address where license will be displayed: 280 N Main Street, Ketchum, ID 83340		
Mailing Address: 1 Embarcadero Street, #2889, San Francisco, CA 94126		
Recorded Owner of Property: 280 North Main LLC		
Applicant Phone Number: 571-335-2559		Applicant Email: businesslicense@theminagroup.com
STATE LICENSE NO: (copy required)		COUNTY LICENSE NO: (copy required)
Corporation: ☒ Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☒ No ☐		List names and addresses of corporation officers and/or partners: Please see attached Rider _____ _____ _____ _____
BEER LICENSE FEES		
☒	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☒	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☐	Wine, to be consumed on premises	\$200.00
☐	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
☒	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$810.00
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.



Member

Applicant Signature

Relation to Business

07/28/2026

Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐ , does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		



City of Ketchum

Beer, Wine & Liquor-by-the Drink License Application

Submit completed application by e-mail and fees by check or cash to the City Clerk Office, PO Box 2315, 191 W. 5th St, Ketchum, ID 83340. If renewing, you may pay online at xpressbillpay.com. For questions, please e-mail finance@ketchumidaho.org or call (208) 726-3841.

APPLICANT INFORMATION		
Applicant Name: <u>Cosis Stop & Go LLC</u>		Doing Business As: <u>Base Camp Warm Springs</u>
Physical Address where license will be displayed: <u>980 Warm Springs Rd. Ketchum ID 83340</u>		
Mailing Address: <u>130 2nd Ave N. Twin Falls ID 83301</u>		
Recorded Owner of Property: <u>Place Holder LLC</u>		
Applicant Phone Number: <u>208-736-8503</u>		Applicant Email: <u>Crystal@cosisstopngo.com</u>
STATE LICENSE NO: _____ (copy required)		COUNTY LICENSE NO: _____ (copy required)
Corporation: ☒ <u>LLC</u> Partnership: ☐ Individual: ☐ If Applicant is a Partnership or Corporation, is the corporation authorized to do business in Idaho? Yes ☐ No ☐		List names and addresses of corporation officers and/or partners: <u>See Attached</u>
BEER LICENSE FEES		
☐	Draft or Bottled or Canned Beer to be consumed on premises	\$200.00
☒	Bottled or Canned Beer NOT to be consumed on premises	\$ 50.00
WINE LICENSE FEES		
☐	Wine, to be consumed on premises	\$200.00
☒	Wine, NOT to be consumed on premises	\$200.00
LIQUOR LICENSE FEES		
☐	Liquor by the Drink (Note: Liquor fee includes wine)	\$560.00
Total Fees Due		\$ <u>250</u>
ADDITIONAL INFORMATION		
Has the applicant, any partners of the applicant, any member of the applying partnership, the active manager of the applying partnership or any officer of the applying corporation been convicted of a violation of any law of the State of Idaho, or any other state, or of the United States regulating, governing, or prohibiting the sale of alcoholic beverages or intoxication liquor, and has any one of them within the last three years forfeited or suffered the forfeiture of a bond for his/her appearance to answer charges of any such violation? Yes ☐ No ☒		
Has the applicant or any partner or actual active manager or officer of the applicant been convicted of any felony within the last five years? Yes ☐ No ☒		

Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, its officers and employees from all liability claims, suits and costs arising from incidents or accidents occurring under this permit. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

The undersigned hereby acknowledges and consents that the License(s) requested are subject to the provisions of the Ketchum Municipal Code, Title 5, Chapter 5.04 (amended by Ordinance 882), City of Ketchum, Idaho, Blaine County.

[Signature] member
Applicant Signature Relation to Business

6/11/28
Date

City Clerk or Deputy Signature

OFFICIAL USE ONLY		
Date Received:	License Fee Paid:	License No:
To the City Council, Ketchum, Idaho; The undersigned, a Corporation ☐ Partnership ☐ Individual ☐, does hereby make application for a license to sell during the year of September 1, _____ - August 31, _____ Approved by City of Ketchum Idaho by; _____ Mayor		

List for Question # 4

Corporate Officers- Oasis Stop N GO LLC 28 Locations

(Name): Daniel L. Willie Phone: 208-825-4147
4047 N Canyon Ridge Dr. (SSN) 518-50-5948
Twin Falls, ID 83301 DOB: 01/25/1944
(Title) Member Idaho Resident # of Years __77__

(Name): Troy Willie Phone: 208-736-8503
4036 N 3320 E (SSN) 518-90-2137
Twin Falls, ID 83301 DOB 04/21/1974
(Title) Member Idaho Resident # of Years __47__

(Name): Mont Willie Phone: 208-736-8503
2837 Leeann Dr. (SSN) 519-94-7367
Twin Falls, ID 83301 DOB 12/11/1977
(Title) Member Idaho Resident # of Years __43__

(Name): Patrick Lewis Phone: 735-2265
308 Shoshone St. E # 7 (SSN) 518-82-9314
Twin Falls, ID 83301 DOB 04/05/1968
(Title) Member Idaho Resident # of Years __53__

Sonja E. Willie Phone: 733-7996
4047 N Canyon Ridge Dr. SS # 540-52-0433
Twin Falls, ID 83301 DOB 12/16/1944
(Title) Member Idaho Resident # of Years __76__

Idaho State Police

Cycle Tracking Number: 175771

Premises Number: 5B-14883

Retail Alcohol Beverage License

License Year: 2027

License Number: 14883

This is to certify, that Oasis Stop 'N Go LLC
doing business as: Base Camp Warm Springs

is licensed to sell alcoholic beverages as stated below at:
980 Warm Springs Road , Ketchum, Blaine County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Signature of Licensee, Corporate Officer, LLC Member or Partner

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	No
Kegs to go	No
Growlers	No
Restaurant	No
On-premises consumption	No
Multipurpose arena	No
Plaza	No
Brewer's Retail	No

TOTAL FEE: \$150.00

OASIS STOP 'N GO LLC
BASE CAMP WARM SPRINGS
130 2ND AVE N

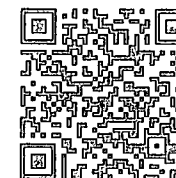
TWIN FALLS, ID 83301

Mailing Address

License Valid: 08/01/2026 - 07/31/2027

Expires: 07/31/2027

Director of Idaho State Police



2027

BLAINE COUNTY
STATE OF IDAHO

No. 2027-060

RETAIL ALCOHOL BEVERAGE LICENSE

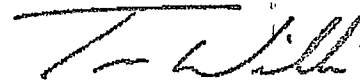
THIS IS TO CERTIFY THAT OASIS STOPN GO LLC
doing business as BASE CAMP WARM SPRINGS
at 980 WARM SPRINGS RD, KETCHUM, ID 83340

a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Blaine County Courthouse, Hailey, Idaho.

State License Issue Date: 08/01/2026

Transfer Fee

Bottled/canned beer, Consumed off premise	\$25.00
Bottled/canned beer, Consumed on premise	\$0.00
Draft beer, Includes draft, bottled, and/or canned	\$0.00
Wine by the glass	\$0.00
Wine by the bottle	\$100.00
Liquor	\$0.00
Total	\$125.00



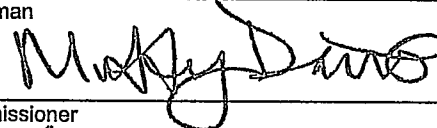
Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 07/31/2027.

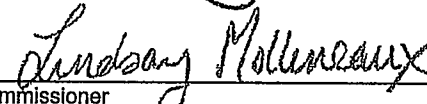
Witness my hand and seal



Chairman



Commissioner



Commissioner


Clerk of the Board of County Commissioners

THIS LICENSE MUST BE PROMINENTLY DISPLAYED





City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: August 13, 2026 Staff Member/Dept: Ben Whipple/Administration

Agenda Item: Recommendation to approve Landscape Easement Agreement with the Idaho Foundation for Parks and Lands. The final legal description of the easement area will be added at a later date following installation of the sidewalk improvements, allowing the project engineer to accurately define the easement boundaries based on final constructed conditions.

Recommended Motion:

"I move to approve the Landscape Easement Agreement between the City of Ketchum and the Idaho Foundation for Parks and Lands and authorize the Mayor to execute the agreement."

Reasons for Recommendation:

- Following the July 9, 2026, City Council meeting, staff met with representatives of the Reinheimer Trust to discuss the concerns raised in the Trust's attorney's letter. As a result of those discussions, the proposed landscape easement has been revised to remove the gateway sign, leaving only the landscape improvements. The Reinheimer Trust has confirmed that it has no objection to the revised easement. Letter confirming approval is attached.
- The proposed Landscape Easement Agreement will allow the City to install and maintain landscaping improvements within designated easement areas adjacent to State Highway 75, enhancing the southern gateway into Ketchum.
- Staff has worked collaboratively with GGLO, the Idaho Transportation Department, Idaho Foundation for Parks and Lands, and Sun Valley Company to develop the landscape concepts, planting plans, and future gateway improvements reflected in the agreement.
- The agreement provides a framework for ongoing coordination between the City and Idaho Parks and Lands regarding future improvements, while preserving scenic views and public land values.
- The landscaping improvements complement the South of Town project and support City goals related to beautification, sustainability, and community identity.
- Approval of the agreement will allow the City to move forward with implementation of the approved landscaping improvements and associated maintenance obligations in future budgets.

Sustainability Impact:

None OR state impact here:	The project incorporates native and adaptive plantings, enhances gateway aesthetics, and supports long-term landscape sustainability.
----------------------------	---

Financial Impact:

None OR Adequate funds exist in account:	Costs will be presented for Council approval in future budgets.
--	---

Attachments:

1. Letter from Reinheimer Trust Attorney
2. Landscape Easement Agreement #27009

Samuel L. Linnet | sam@alturaslawgroup.com
Attorney

ALTURAS LAW GROUP



August 7, 2026

City of Ketchum

Ben Whipple, bwhipple@ketchumidaho.org

Lisa Enourato, lenourato@ketchumidaho.org

Re: IFPL Landscape Easement

Dear Lisa and Ben:

After review of the updated landscaping plans along Idaho Foundation for Parks and Land property known as the Reinheimer Ranch, the Reinheimer Trust does not object to the currently proposed landscaping plans. We understand that there will be no signs or other structures included in the approved landscaping plans, at this time. We are looking forward to the work to improve the aesthetics of the Reinheimer Ranch. We also want to reiterate our longstanding commitment to preservation of the Reinheimer Ranch property, including our support of the maintenance and repair of fencing that historically allowed the property to be used for holding horses, among other livestock. The Reinheimer Trust will continue to do everything in its power to ensure the history and tradition of this landmark remains in excellent condition for the foreseeable future.

On behalf of the Reinheimer Trust, I thank you for your time and consideration in addressing my client's concerns.

Respectfully submitted,

ALTURAS LAW GROUP, PLLC

Samuel L. Linnet

Attorney for the Reinheimer Trust, Douglas Bradshaw as Trustee

Cc: Client

LANDSCAPE EASEMENT AGREEMENT #27009

This Landscape Easement Agreement (the “Agreement”) is made and entered into by and between *Idaho Foundation for Parks and Lands, Inc.* (the “Grantor”), and the City of Ketchum (the “Grantee”).

RECITALS

1. Grantor is the owner in fee simple of real property located at:

Tax Lot 1157 in NW ¼ NE 1/4, Section 19, Township 4N, Range 18E

Tax Lots 5311 and 5312 in NE ¼ NW ¼, Section 19, Township 4N, Range 18E

Tax Lots 2033 and 2034 in SE ¼ NW ¼, Section 19, Township 4N, Range 18E

(“Property”) more particularly described on Exhibit 1 attached and fully incorporated to this Agreement by reference.

2. Grantor has entered into a Water Main Easement Agreement with Grantee attached hereto as Exhibit 2.

3. Grantee has entered into a Lease of Water Rights Agreement with Grantor attached hereto as Exhibit 3.

4. Grantee desires to construct, install, and maintain landscape and gateway improvements within defined portion of the Property.

5. Grantor is willing to grant to Grantee a non-exclusive easement for such purposes, subject to the terms set forth herein.

6. The location of the easement areas is depicted on Exhibit 4 (Easement Area Map) and will be legally described in Exhibit 5 (legal Description – *to be inserted*).

NOW THEREFORE, in consideration of the mutual covenants contained, the Parties agree as follows:

AGREEMENT

1. Grant of Easement. Grantor hereby grants to Grantee, its successors, assigns, lessees, licensees, and agents, a non-exclusive easement (“Easement”) over, upon, across and within that part of the Property at the location depicted on Exhibit 4 attached hereto and incorporated herein.

2. Purpose of Easement. This grant of Easement is for the sole purpose of installation, repair, and maintenance of landscape improvements as described in Exhibit 4.

3. Landscape Improvements. Grantee agrees to coordinate with the Idaho Transportation Department (ITD) regarding the installation of the landscape improvements. The landscape improvements shall be constructed and maintained at the expense of the Grantee and/or ITD. Grantor shall not be responsible to contribute to the costs of installation and maintenance of the landscape improvements.

3.1 Collaboration. Grantor and Grantee agree to work collaboratively, in good faith, and with reasonable diligence to plan, design, and implement improvements within the Easement Area in a manner that reflects the shared goals of enhancing the visual character of the corridor, preserving the natural and scenic qualities of adjacent public lands, maintaining safety and functionality of the State Highway corridor, and respecting the operational needs of Grantor.

3.2 Review Process. Prior to installation of any improvements not expressly shown in Exhibit 4, Grantee shall submit to Grantor for review and approval on planting plans and species lists, irrigation and grading details, materials and finishes (including fencing if funding allows). Approval shall not be unreasonably withheld, conditioned, or delayed, provided the improvements are consistent with the purposes of this Agreement.

3.3 Fencing. Grantee shall coordinate with Grantor regarding the design and specific location of future fencing within the Easement Area. Grantee shall bear the cost of installation and maintenance of said fencing.

4. Unencumbered Title. Grantor warrants that the Property's Easement granted herein is granted free and clear of all liens and encumbrances.

5. Structures on Easement. Grantor will not erect any permanent structure within the Easement Area.

6. Party Responsibility. Each party shall be solely responsible and liable for its own actions and agents' actions with respect to each party's respective uses of the Property and Easement.

7. Retained Rights. Grantor shall retain all rights to the Property not granted hereby.

8. Recording. This Agreement shall be recorded with the Blaine County Recorder against the Property. The rights, privileges, and Easement granted hereunder shall continue perpetually and shall run with the Property.

9. Binding Effect. All provisions of this Agreement, the Easement, and its benefits and burdens shall run with the land and be binding upon the heirs, legal representatives, successors, and assigns of the parties hereto (specifically including successor owners of the Property or portions thereof), and the rights developed pursuant to this Agreement shall be appurtenant to the Property.

10. Remedies. Grantor acknowledges that Grantor, Grantee, and their respective heirs, successors and assigns shall have all rights and remedies provided at law or in equity to enforce this Agreement and in the event of any action or proceeding in any way arising out of this easement, or attempting to enforce any right herein granted, the losing party shall pay the prevailing party's reasonable attorney fees and costs.

11. Notices. All notices shall be given to the parties at the following addresses:

Grantor:

Idaho Foundation for Parks and Lands, Inc.
5657 Warm Springs Ave.
Boise, ID 83716

Grantee:

City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

Such notices shall be delivered in person or by certified mail with return receipt requested. Notices shall be deemed to have been given on the earlier of either (a) the actual delivery or refusal to accept delivery, or (b) the date of mailing by certified mail.

12. Recitals. The recitals set forth above are hereby incorporated into and made a part of this Agreement.

13. Situs. This Agreement and the Easement shall be construed under the laws of the State of Idaho

14. Severability. In the event any of the provisions of this Agreement shall be deemed illegal or unenforceable, such determination shall not operate to invalidate any of the remaining provisions of this Agreement.

15. Execution. This Agreement shall be in full force and effect upon its duly and valid execution by the parties hereto.

16. Amendment. This Agreement may be modified only upon a writing signed and dated by both parties and attached hereto as a subsequent exhibit.

17. Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior agreements between the parties, both written or oral.

[signatures on following page]

IN WITNESS WHEREOF, the Grantor and Grantee have executed this easement effective as of the day and year first above written.

GRANTOR:
IDAHO FOUNDATION FOR
PARKS AND LANDS, INC.

GRANTEE:
CITY OF KETCHUM IDAHO

Brandy Wilson
President

Pete Prekeges, Mayor

Attest:

Trent Donat, City Clerk

STATE OF IDAHO)
 : ss
County of Blaine)

On this _____ day of _____, 2026, before me, _____, a
Notary Public, personally appeared _____
_____, known or identified to me to be the person(s) whose name(s) is (are)
subscribed to the within instrument, and acknowledged to me that they executed the same.

(SEAL)

Notary Public for Idaho
Commission expires: _____

EXHIBIT 1

Legal Description for Grantor's Property

Tax Lot 1157 in NW ¼ NE ¼, Section 19, Township 4N, Range 18E

Tax Lots 5311 and 5312 in NE ¼ NW ¼, Section 19, Township 4N, Range 18E

Tax Lots 2033 and 2034 in SE ¼ NW ¼, Section 19, Township 4N, Range 18E

EXHIBIT 2
Water Main Easement Agreement

WATER MAIN EASEMENT AGREEMENT

This Water Main Easement Agreement (the "Agreement") is made and entered into by and between *Idaho Foundation for Parks and Lands, Inc.* (the "Grantor"), and the City of Ketchum (the "Grantee").

RECITALS

1. Grantor is the owner in fee simple of real property located at:

Tax Lot 1157 in NW ¼ NE 1/4, Section 19, Township 4N, Range 18E

Tax Lots 5311 and 5312 in NE ¼ NW ¼, Section 19, Township 4N, Range 18E

Tax Lots 2033 and 2034 in SE ¼ NW ¼, Section 19, Township 4N, Range 18E

("Property") more particularly described on Exhibit A attached, and fully incorporated to this Agreement by reference.

2. Grantor desires to grant a water main utility easement in favor of Grantee, in, to, over, upon, across, and through a portion of the Property for a city owned water main and associated water utilities, and for access, ingress and egress thereto for construction, installation, operation, inspection, maintenance and repair of the easement, the city water main, or for removal of utilities, and other purposes as may be required.

AGREEMENT

1. Grant of Easement. Grantor hereby grants to Grantee, its successors, assigns, lessees, licensees, and agents, a non-exclusive easement in, to, over, upon, across and through that part of the Property in the location indicated and as described in Exhibit B ("Easement") attached.

2. Purpose and Access. This grant of Easement shall be for water main utilities, and for access, ingress, and egress to the Easement for construction, installation, operation, inspection, maintenance and repair of the Easement, the city water main, and existing infrastructure, or for the removal of utilities, and other purposes as may be required by the owner of said utilities, together with the right to enter onto the Property for the purposes herein specified, and the right to occupy such width of the land along the boundaries of the Easement as is necessary to properly do the work of constructing, installing, operating, inspecting, maintaining and repairing the Easement, the city water main, and existing infrastructure, or removing the utility, or for other purposes as may be required with personnel and with such equipment as is commonly used, or is reasonably adapted, to that work. Grantor, for themselves, their heirs, successors and assigns, reserve the right to use the Easement for any purpose not inconsistent with this Water Main Easement Agreement.

3. Unencumbered Title. Grantor warrants that the Property's Easement granted herein is granted free and clear of all liens and encumbrances.

4. Costs. Grantor, except for by Grantor's own causal actions, shall bear no responsibility or liability for the costs of constructing and installing water utilities, including the city

water main, or for any costs of operating, inspecting, maintaining, and repairing the same as may be required from time to time, or for removing the utility, and other purposes as may be required.

5. Structures on Easement. Grantor will not erect any permanent structure within the Easement area; however, upon written permission from Grantee, Grantor may place temporary structures on the Easement. Upon receiving written notice from any public utility of the need for inspection, maintenance or repair to the Easement, Grantor will have ten (10) days in which to move such temporary structures. In the case of an emergency, no written notice to Grantor is required.

6. Landscaping. Grantor may landscape the Easement with plantings and ground cover but will plant no trees or large shrubbery on the Easement. Grantor may require Grantee to restore or replace any landscaping on the Easement or for the cost of such landscaping destroyed by the Grantee during its use of the Easement.

7. Party Responsibility. Each party shall be solely responsible and liable for its own actions and agent's actions with respect to each party's respective uses of the Property and Easement.

9. Retained Rights. Grantor shall retain all rights to the Property not granted hereby.

10. Recording. This Agreement shall be recorded with the Blaine County Recorder against the Property. The rights, privileges, and Easement granted hereunder shall continue perpetually and shall run with the Property.

11. Binding Effect. All provisions of this Agreement, the Easement, and its benefits and burdens shall run with the land and be binding upon the heirs, legal representatives, successors, and assigns of the parties hereto (specifically including successor owners of the Property or portions thereof), and the rights developed pursuant to this Agreement shall be appurtenant to the Property.

12. Remedies. Grantor acknowledges that Grantor, Grantee, and their respective heirs, successors and assigns shall have all rights and remedies provided at law or in equity to enforce this Agreement and in the event of any action or proceeding in any way arising out of this easement, or attempting to enforce any right herein granted, the losing party shall pay the prevailing party's reasonable attorney fees and costs.

13. Notices. All notices shall be given to the parties at the following addresses:

Grantor:

Idaho Foundation for Parks and Lands, Inc.
5657 Warm Springs Ave.
Boise, ID 83716

Grantee:

City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

Such notices shall be delivered in person or by certified mail with return receipt requested. Notices shall be deemed to have been given on the earlier of either (a) the actual delivery or refusal to accept delivery, or (b) the date of mailing by certified mail.

14. Recitals. The recitals set forth above are hereby incorporated into and made a part of this Agreement.

15. Situs. This Agreement and the Easement shall be construed under the laws of the State of Idaho

16. Severability. In the event any of the provisions of this Agreement shall be deemed illegal or unenforceable, such determination shall not operate to invalidate any of the remaining provisions of this Agreement.

17. Execution. This Agreement shall be in full force and effect upon its duly and valid execution by the parties hereto.

18. Amendment. This Agreement may be modified only upon a writing signed and dated by both parties and attached hereto as a subsequent exhibit.

19. Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior agreements between the parties, both written or oral.

[signatures on following page]

IN WITNESS WHEREOF, the Grantor and Grantee have executed this easement effective as of the day and year first above written.

GRANTOR:
IDAHO FOUNDATION FOR
PARKS AND LANDS, INC.



Brandy Wilson
President

GRANTEE:
CITY OF KETCHUM IDAHO


Pete Prekeges, Mayor

Attest:



Trent Donat, City Clerk



STATE OF IDAHO)
 : ss
County of)

On this 5th day of MARCH, 2026, before me, TRENT DONAT, a Notary Public, personally appeared PETE PREKEGES, Mayor of KETCHUM, IDAHO, known or identified to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that they executed the same.

(SEAL)



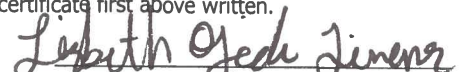

Notary Public for Idaho

Commission expires: 1/31/2029

State of Idaho, Ada County ss:

On this 12th day of February, 2026 before me Lizbeth Ojeda Jimenez, a Notary Public in and for said county and state, personally appeared Brandy M. Wilson; known or proven to me to be the person(s) who executed the foregoing instrument.

In witness wherefore, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.


Notary Public Residing at: Ada County
Commission Expires: 10/25/2027

LIZBETH OJEDA JIMENEZ
Notary Public
State of Idaho
Commission No. 20215157

EXHIBIT A

Legal Description for Grantor's Property

Tax Lot 1157 in NW ¼ NE ¼, Section 19, Township 4N, Range 18E

Tax Lots 5311 and 5312 in NE ¼ NW ¼, Section 19, Township 4N, Range 18E

Tax Lots 2033 and 2034 in SE ¼ NW ¼, Section 19, Township 4N, Range 18E

EXHIBIT B
Legal Description of Easement



Legal Description – WL-A (East) Easement

A 15'-wide strip of land located with Township 4 North, Range 18 East, Section 19, Boise Meridian, City of Ketchum, Blaine County, Idaho, and the centerline of said strip more particularly described as follows:

Commencing at Blaine County GIS Monument "Stein", being a 5/8" rebar with 2"Φ aluminum cap inscribed "STEIN 2004" from which bears the N1/4 corner of said Section 19, as described in CPF #418730, N74°00'23"E, 1386.30 feet;

Thence N00°36'35"W, 348.74 feet to a point on the easterly right-of-way of State Highway 75, also being the **Point of Beginning**;

Thence S89°50'45"E, 179.15 feet;

Thence S67°20'45"E, 53.60 feet;

Thence S89°50'45"E, 607.20 feet;

Thence S44°50'45"E, 309.20 feet;

Thence S25°01'22"E, 61.64 feet;

Thence S13°46'22"E, 365.11 feet;

Thence S36°16'22"E, 40.60 feet;

Thence S88°50'55"E, 137.62 feet;

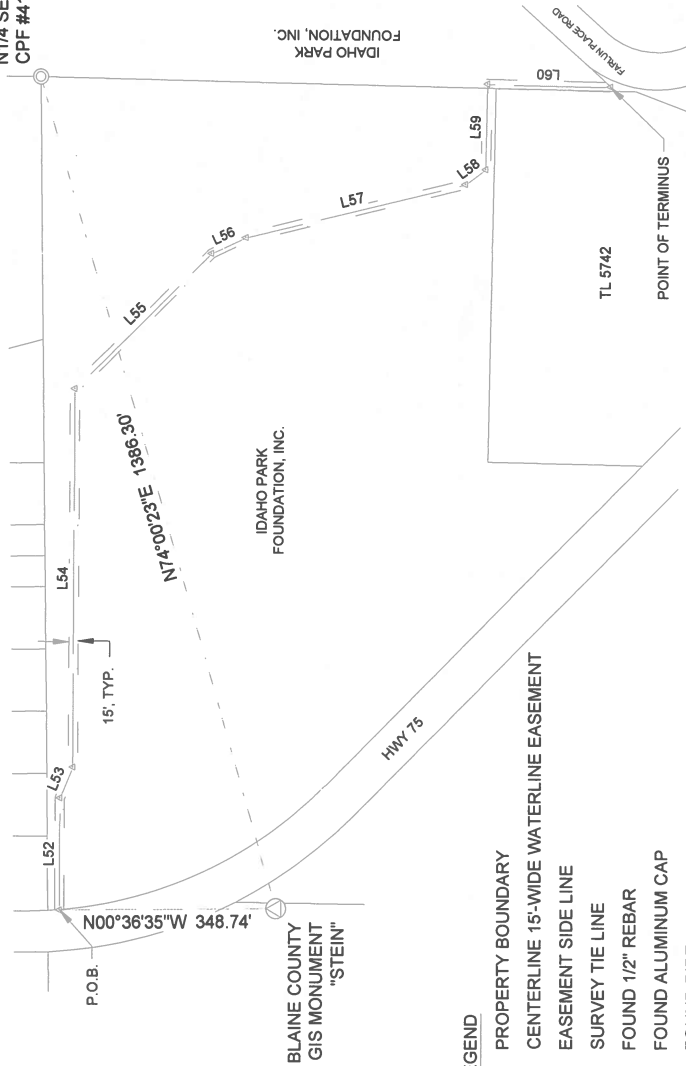
Thence S01°10'32"W, 197.69 feet to a point on the northerly boundary of Weyyakin Subdivision Amended, Block 7, Lot 2A, Inst. No. 603117, and being the **Point of Terminus**.

Sidelines of said strip to be extended or shortened to terminate at adjoining property lines. Described area encompassing 0.67 acres (29,286 SF), more or less. This description is to be construed in conjunction with the exhibit attached hereto and made a part hereof.

Mark W. Van Duser
Idaho PLS 22869
Galena-Benchmark Engineering
1/12/26
Job #24189



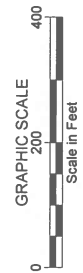
N1/4 SEC. 19
CPF #418730



LINE TABLE		
LINE #	LENGTH	DIRECTION
L52	179.15'	S89°50'45"E
L53	53.60'	S67°20'45"E
L54	607.20'	S89°50'45"E
L55	309.20'	S44°50'45"E
L56	61.64'	S25°01'22"E
L57	365.11'	S13°46'22"E
L58	40.60'	S36°16'22"E
L59	137.62'	S88°50'55"E
L60	197.69'	S01°10'32"W

LEGEND

- PROPERTY BOUNDARY
- CENTERLINE 15'-WIDE WATERLINE EASEMENT
- EASEMENT SIDE LINE
- SURVEY TIE LINE
- FOUND 1/2" REBAR
- FOUND ALUMINUM CAP
- FOUND PIPE
- CALCULATED POINT



WL-A (EAST) EASEMENT EXHIBIT

LOCATED WITHIN
SECTION 19, TOWNSHIP 04 NORTH, RANGE 18 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR : CITY OF KETCHUM

DWG BY: WW 24189 ESMT.DWG

PROJECT NO. 24189

SHEET: 1 OF 1



Legal Description – WL-A (West) Easement

A 15'-wide strip of land located with Township 4 North, Range 18 East, Section 19, Boise Meridian, City of Ketchum, Blaine County, Idaho, and the centerline of said strip following the as-built location of a water line and more particularly described as follows:

Commencing at Blaine County GIS Monument "Stein", being a 5/8" rebar with 2"Φ aluminum cap inscribed "STEIN 2004" from which bears the N1/4 corner of said Section 19, as described in CPF #418730, N74°00'23"E, 1386.30 feet;

Thence S89°29'50"E, 47.51 feet to a point on the westerly right-of-way of State Highway 75, also being the **Point of Beginning**;

Thence, S22°51'34"W, 13.28 feet;

Thence, S00°21'34"W, 29.95 feet;

Thence, S22°08'26"E, 57.80 feet;

Thence, S22°51'34"W, 127.77 feet;

Thence, S00°41'35"W, 739.46 feet;

Thence, S00°49'52"W, 162.31 feet;

Thence, S21°46'55"E, 99.59 feet;

Thence, S31°31'37"E, 551.60 feet;

Thence, S54°01'37"E, 184.83 feet;

Thence, S65°16'37"E, 262.97 feet;

Thence, S54°00'54"E, 340.70 feet;

Thence, S28°29'31"E, 16.53 feet;

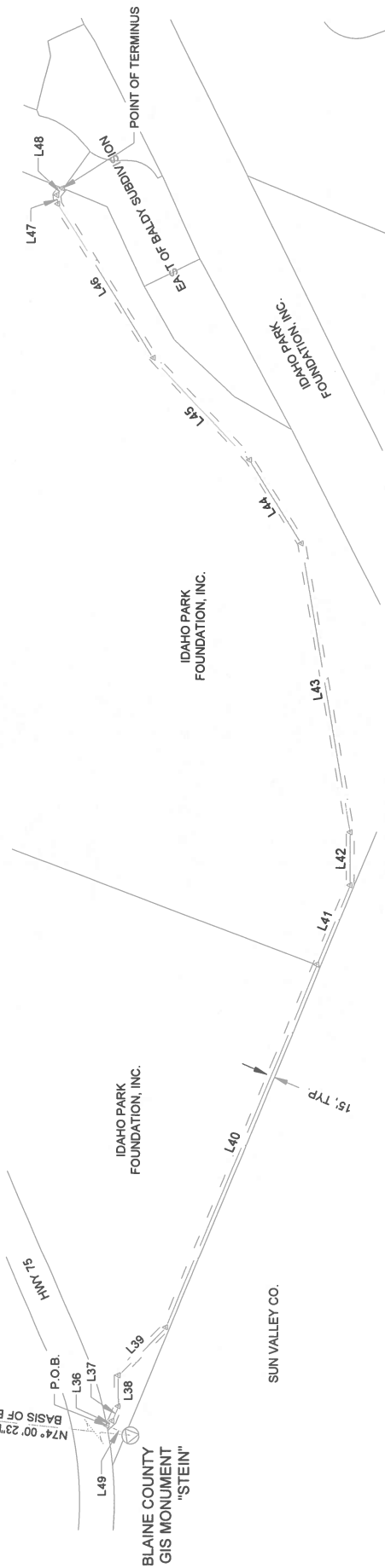
Thence, S16°38'11"W, 16.77 feet to a point intersecting with the northerly boundary of East of Baldy Subdivision, Inst. No. 369083, and being the **Point of Terminus**.

Sidelines of said strip to be extended or shortened to terminate at adjoining property lines. Described area encompassing 0.90 acres (39,066 SF), more or less.

Mark W. Van Duser
Idaho PLS 22869
Galena-Benchmark Engineering
1/12/26
Job #24189



N1/4 SEC. 19
CPF #418730
BASIS OF BEARING
N74°00'23"E 1388.30'



LEGEND

- PROPERTY BOUNDARY
- CENTERLINE 15'-WIDE WATERLINE EASEMENT
- EASEMENT SIDE LINE
- SURVEY TIE LINE
- FOUND 1/2" REBAR
- FOUND ALUMINUM CAP
- FOUND PIPE
- CALCULATED POINT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L36	13.28'	S22°51'34"W
L37	29.95'	S00°21'34"W
L38	57.80'	S22°08'26"E
L39	127.77'	S22°51'34"W
L40	739.46'	S00°41'35"W
L41	162.31'	S00°49'52"W
L42	98.59'	S21°46'55"E
L43	551.60'	S31°31'37"E
L44	184.83'	S54°01'37"E
L45	262.97'	S65°16'37"E
L46	340.70'	S54°00'54"E
L47	16.53'	S28°29'31"E
L48	16.77'	S16°38'11"W
L49	47.51'	S89°29'50"E



WL-A (WEST)
EASEMENT EXHIBIT

LOCATED WITHIN
SECTION 19, TOWNSHIP 04 NORTH, RANGE 18 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR : CITY OF KETCHUM

DWG BY: WV 24189 ESMT.DWG

PROJECT NO. 24189

SHEET: 1 OF 1

EXHIBIT 3
Lease of Water Rights Agreement

LEASE OF WATER RIGHTS AGREEMENT #27008

This Lease of Water Rights Agreement (the "Agreement") is made and entered into by and between the City of Ketchum ("City"), and the Idaho Foundation for Parks and Lands, Inc. ("Foundation").

RECITALS

1. The Foundation is a privately funded nonprofit organization whose mission is to preserve and protect open space lands and unique natural, scenic settings for public benefit;
2. The Foundation owns and has sustainably managed Reinheimer Ranch, a 110-acre tract of land adjacent to the City of Ketchum ("Property") for approximately 50 years;
3. The City is working with ITD on improvements to Highway 75, including roadway and landscaping improvements at the intersection of Serenade Lane and Highway 75 near the Property;
4. The City's plans for improvements along Highway 75 also required the installation of a water main crossing the Property;
5. The Foundation has need of supplemental irrigation water for the Property;
6. The City owns the Water Right 37-289, which is currently not utilized for municipal irrigation purposes;
7. The City has offered to lease a portion of the Water Right to the Foundation to provide supplemental irrigation water for the Property;
8. The Foundation has entered into a Water Main Easement Agreement with the City attached hereto as Exhibit A.
9. The Foundation has further agreed to convey a Landscape Easement Agreement with the City. The City is currently working collaboratively and in good faith with the Foundation to develop mutually acceptable landscaping elements.

AGREEMENT

1. **Lease of Water Right.** The City agrees to lease portions of the Water Right to the Foundation on the terms and conditions provided herein.
2. **Initial Term.** Commencing on January 1, 2027 and terminating on December 31, 2031, the City shall lease 4.0 cubic feet per second (cfs) of the Water Right to the Foundation.
3. **Renewal Terms.** Following the termination of the First Lease Term, the City shall lease to the Foundation 2.0 cubic feet per second (cfs) of the Water Right for irrigation use on the

Ranch Real Property, as long as the City holds a Water Main Easement on said property. This lease shall be renewed annually until terminated under Section 4 herein or by mutual agreement of the Parties.

4. Termination of Water Rights Lease. In the event the City terminates the Water Main Easement, or upon its abandonment by the City, the lease of the Water Right shall terminate at the end of the irrigation season contemporaneous with the termination of the Water Main Easement.

5. Lease Rate. The lease rate will be consistent with the rates Idaho Department of Water Resource's Water Bank charges throughout the duration of this agreement. The annual lease payment shall be based on total volume diverted during the irrigation season multiplied by the price per acre-foot charged by the Water Supply Bank for water rentals for that irrigation season. The land value of the Water Line Easement is \$102,000. The City has paid the Foundation \$25,000 upon assignment and signing of the Water Main Agreement. The City shall pay the remaining sum of \$77,000 in water rental to the Foundation commencing on January 1, 2027 for a five-year period, and beginning year six, the lease will continue to be renewed under the renewal terms set forth under Section 3.

7. Offset to Lease Payments. The annual lease payment due to the City shall be offset against the balance due on the purchase price for the Water Main Easement. An amount equal to the then-current rental rate charged by the Water Supply Bank for the leased portion of the Water Right shall be applied to the remaining balance due to the City.

8. Use of Leased Water Right. The leased portion of the Water Right shall be used only for irrigation purposes on the Property. Irrigated acreage shall not exceed the authorized beneficial use of the Water Right.

9. Point of Diversion. At any time following the commencement of the First Lease Term, and as requested by the Foundation, the City agrees to apply for an adjustment from, the point of diversion of the McCoy ditch from its current location to a location in Trail Creek as determined by the Foundation. The City shall be responsible for obtaining any necessary authorization from the Idaho Department of Water Resources for transfer of the point of diversion. Foundation shall be responsible for capital improvement costs associated with implementation of the diversion.

10. Party Responsibility. Each party shall be solely responsible and liable for its own actions and agent's actions with respect to each party's respective uses of the Property.

11. Retained Rights. Foundation and City shall retain all rights to the Property not granted hereby.

12. Recording. This Agreement shall be recorded with the Blaine County Recorder against the Property. The rights, privileges, and Lease granted hereunder shall continue under the terms set forth herein and shall run with the Property.

13. Binding Effect. All provisions of this Agreement and its benefits and burdens shall run with the land and be binding upon the heirs, legal representatives, successors, and assigns of the

parties hereto (specifically including successor owners of the Property or portions thereof), and the rights developed pursuant to this Agreement shall be appurtenant to the Property.

14. Remedies. City acknowledges that Foundation, City, and their respective heirs, successors and assigns shall have all rights and remedies provided at law or in equity to enforce this Agreement and in the event of any action or proceeding in any way arising out of this lease, or attempting to enforce any right herein granted, the losing party shall pay the prevailing party's reasonable attorney fees and costs.

15. Notices. All notices shall be given to the parties at the following addresses:

Idaho Foundation for Parks and Lands, Inc.
5657 Warm Springs Ave.
Boise, ID 83716

City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

Such notices shall be delivered in person or by certified mail with return receipt requested. Notices shall be deemed to have been given on the earlier of either (a) the actual delivery or refusal to accept delivery, or (b) the date of mailing by certified mail.

16. Recitals. The recitals set forth above are hereby incorporated into and made a part of this Agreement.

17. Situs. This Agreement and the Easement shall be construed under the laws of the State of Idaho

18. Severability. In the event any of the provisions of this Agreement shall be deemed illegal or unenforceable, such determination shall not operate to invalidate any of the remaining provisions of this Agreement.

19. Execution. This Agreement shall be in full force and effect upon its duly and valid execution by the parties hereto.

20. Amendment. This Agreement may be modified only upon a writing signed and dated by both parties and attached hereto as a subsequent exhibit.

21. Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior agreements between the parties, both written or oral.

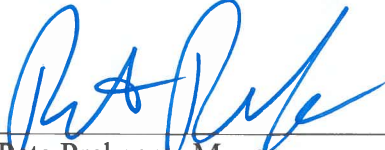
[signatures on following page]

IN WITNESS WHEREOF, the City and Foundation have executed this easement effective as of the day and year first above written.

IDAHO FOUNDATION FOR
PARKS AND LANDS, INC.


Brandy Wilson
President

CITY OF KETCHUM IDAHO


Pete Prekeges, Mayor

Attest:

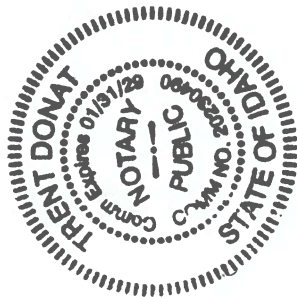

Trent Donat, City Clerk



STATE OF IDAHO)
) : ss
County of Blaine)

On this 25th day of MARCH, 2026⁽²⁰⁾, before me, TRENT DONAT, a
Notary Public, personally appeared PETE PREKEGES, MAYOR,
known or identified to me to be the person(s) whose name(s) is (are)
subscribed to the within instrument, and acknowledged to me that they executed the same.

(SEAL)

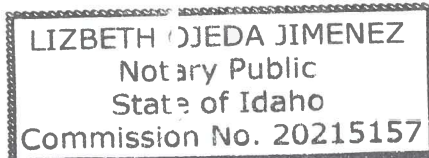



Trent Donat
Notary Public for Idaho
Commission expires: 1/31/2029

State of Idaho, Ada County ss:

On this 11th day of March, 2026, before me Lizbeth Ojeda
Jimenez, a Notary Public in and for said county and state, personally
appeared Brandy M. Wilson; known
or proven to me to be the person(s) who executed the foregoing
instrument.

In witness wherefore, I have hereunto set my hand and affixed my official
seal the day and year in the certificate first above written.



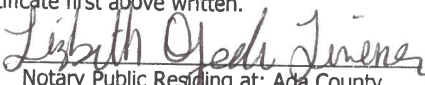

Lizbeth Ojeda Jimenez
Notary Public Residing at: Ada County
Commission Expires: 10/25/2027

EXHIBIT A

Water Main Easement Agreement

WATER MAIN EASEMENT AGREEMENT

This Water Main Easement Agreement (the "Agreement") is made and entered into by and between *Idaho Foundation for Parks and Lands, Inc.* (the "Grantor"), and the City of Ketchum (the "Grantee").

RECITALS

1. Grantor is the owner in fee simple of real property located at:

Tax Lot 1157 in NW ¼ NE 1/4, Section 19, Township 4N, Range 18E

Tax Lots 5311 and 5312 in NE ¼ NW ¼, Section 19, Township 4N, Range 18E

Tax Lots 2033 and 2034 in SE ¼ NW ¼, Section 19, Township 4N, Range 18E

("Property") more particularly described on Exhibit A attached, and fully incorporated to this Agreement by reference.

2. Grantor desires to grant a water main utility easement in favor of Grantee, in, to, over, upon, across, and through a portion of the Property for a city owned water main and associated water utilities, and for access, ingress and egress thereto for construction, installation, operation, inspection, maintenance and repair of the easement, the city water main, or for removal of utilities, and other purposes as may be required.

AGREEMENT

1. **Grant of Easement.** Grantor hereby grants to Grantee, its successors, assigns, lessees, licensees, and agents, a non-exclusive easement in, to, over, upon, across and through that part of the Property in the location indicated and as described in Exhibit B ("Easement") attached.

2. **Purpose and Access.** This grant of Easement shall be for water main utilities, and for access, ingress, and egress to the Easement for construction, installation, operation, inspection, maintenance and repair of the Easement, the city water main, and existing infrastructure, or for the removal of utilities, and other purposes as may be required by the owner of said utilities, together with the right to enter onto the Property for the purposes herein specified, and the right to occupy such width of the land along the boundaries of the Easement as is necessary to properly do the work of constructing, installing, operating, inspecting, maintaining and repairing the Easement, the city water main, and existing infrastructure, or removing the utility, or for other purposes as may be required with personnel and with such equipment as is commonly used, or is reasonably adapted, to that work. Grantor, for themselves, their heirs, successors and assigns, reserve the right to use the Easement for any purpose not inconsistent with this Water Main Easement Agreement.

3. **Unencumbered Title.** Grantor warrants that the Property's Easement granted herein is granted free and clear of all liens and encumbrances.

4. **Costs.** Grantor, except for by Grantor's own causal actions, shall bear no responsibility or liability for the costs of constructing and installing water utilities, including the city

water main, or for any costs of operating, inspecting, maintaining, and repairing the same as may be required from time to time, or for removing the utility, and other purposes as may be required.

5. Structures on Easement. Grantor will not erect any permanent structure within the Easement area; however, upon written permission from Grantee, Grantor may place temporary structures on the Easement. Upon receiving written notice from any public utility of the need for inspection, maintenance or repair to the Easement, Grantor will have ten (10) days in which to move such temporary structures. In the case of an emergency, no written notice to Grantor is required.

6. Landscaping. Grantor may landscape the Easement with plantings and ground cover but will plant no trees or large shrubbery on the Easement. Grantor may require Grantee to restore or replace any landscaping on the Easement or for the cost of such landscaping destroyed by the Grantee during its use of the Easement.

7. Party Responsibility. Each party shall be solely responsible and liable for its own actions and agent's actions with respect to each party's respective uses of the Property and Easement.

9. Retained Rights. Grantor shall retain all rights to the Property not granted hereby.

10. Recording. This Agreement shall be recorded with the Blaine County Recorder against the Property. The rights, privileges, and Easement granted hereunder shall continue perpetually and shall run with the Property.

11. Binding Effect. All provisions of this Agreement, the Easement, and its benefits and burdens shall run with the land and be binding upon the heirs, legal representatives, successors, and assigns of the parties hereto (specifically including successor owners of the Property or portions thereof), and the rights developed pursuant to this Agreement shall be appurtenant to the Property.

12. Remedies. Grantor acknowledges that Grantor, Grantee, and their respective heirs, successors and assigns shall have all rights and remedies provided at law or in equity to enforce this Agreement and in the event of any action or proceeding in any way arising out of this easement, or attempting to enforce any right herein granted, the losing party shall pay the prevailing party's reasonable attorney fees and costs.

13. Notices. All notices shall be given to the parties at the following addresses:

Grantor:

Idaho Foundation for Parks and Lands, Inc.
5657 Warm Springs Ave.
Boise, ID 83716

Grantee:

City of Ketchum
P.O. Box 2315
Ketchum, ID 83340

Such notices shall be delivered in person or by certified mail with return receipt requested. Notices shall be deemed to have been given on the earlier of either (a) the actual delivery or refusal to accept delivery, or (b) the date of mailing by certified mail.

14. Recitals. The recitals set forth above are hereby incorporated into and made a part of this Agreement.

15. Situs. This Agreement and the Easement shall be construed under the laws of the State of Idaho

16. Severability. In the event any of the provisions of this Agreement shall be deemed illegal or unenforceable, such determination shall not operate to invalidate any of the remaining provisions of this Agreement.

17. Execution. This Agreement shall be in full force and effect upon its duly and valid execution by the parties hereto.

18. Amendment. This Agreement may be modified only upon a writing signed and dated by both parties and attached hereto as a subsequent exhibit.

19. Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior agreements between the parties, both written or oral.

[signatures on following page]

IN WITNESS WHEREOF, the Grantor and Grantee have executed this easement effective as of the day and year first above written.

GRANTOR:
IDAHO FOUNDATION FOR
PARKS AND LANDS, INC.



Brandy Wilson
President

GRANTEE:
CITY OF KETCHUM IDAHO


Pete Prekeges, Mayor

Attest:



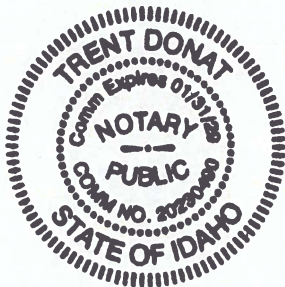
Trent Donat, City Clerk



STATE OF IDAHO)
 : ss
County of)

On this 5th day of MARCH, 2026, before me, TRENT DONAT, a Notary Public, personally appeared PETE PREKEGES, MAYOR of KETCHUM, IDAHO, known or identified to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that they executed the same.

(SEAL)



Notary Public for Idaho
Commission expires: 1/31/2029

State of Idaho, Ada County ss:

On this 12th day of February, 2026 before me Lizbeth Ojeda Jimenez, a Notary Public in and for said county and state, personally appeared Brandy M. Wilson; known or proven to me to be the person(s) who executed the foregoing instrument.

In witness wherefore, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

LIZBETH OJEDA JIMENEZ
Notary Public
State of Idaho
Commission No. 20215157

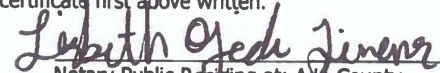

Notary Public Residing at: Ada County
Commission Expires: 10/25/2027

EXHIBIT A

Legal Description for Grantor's Property

Tax Lot 1157 in NW ¼ NE 1/4, Section 19, Township 4N, Range 18E

Tax Lots 5311 and 5312 in NE ¼ NW ¼, Section 19, Township 4N, Range 18E

Tax Lots 2033 and 2034 in SE ¼ NW ¼, Section 19, Township 4N, Range 18E

EXHIBIT B
Legal Description of Easement



Legal Description – WL-A (East) Easement

A 15'-wide strip of land located with Township 4 North, Range 18 East, Section 19, Boise Meridian, City of Ketchum, Blaine County, Idaho, and the centerline of said strip more particularly described as follows:

Commencing at Blaine County GIS Monument "Stein", being a 5/8" rebar with 2"Φ aluminum cap inscribed "STEIN 2004" from which bears the N1/4 corner of said Section 19, as described in CPF #418730, N74°00'23"E, 1386.30 feet;

Thence N00°36'35"W, 348.74 feet to a point on the easterly right-of-way of State Highway 75, also being the **Point of Beginning**;

Thence S89°50'45"E, 179.15 feet;

Thence S67°20'45"E, 53.60 feet;

Thence S89°50'45"E, 607.20 feet;

Thence S44°50'45"E, 309.20 feet;

Thence S25°01'22"E, 61.64 feet;

Thence S13°46'22"E, 365.11 feet;

Thence S36°16'22"E, 40.60 feet;

Thence S88°50'55"E, 137.62 feet;

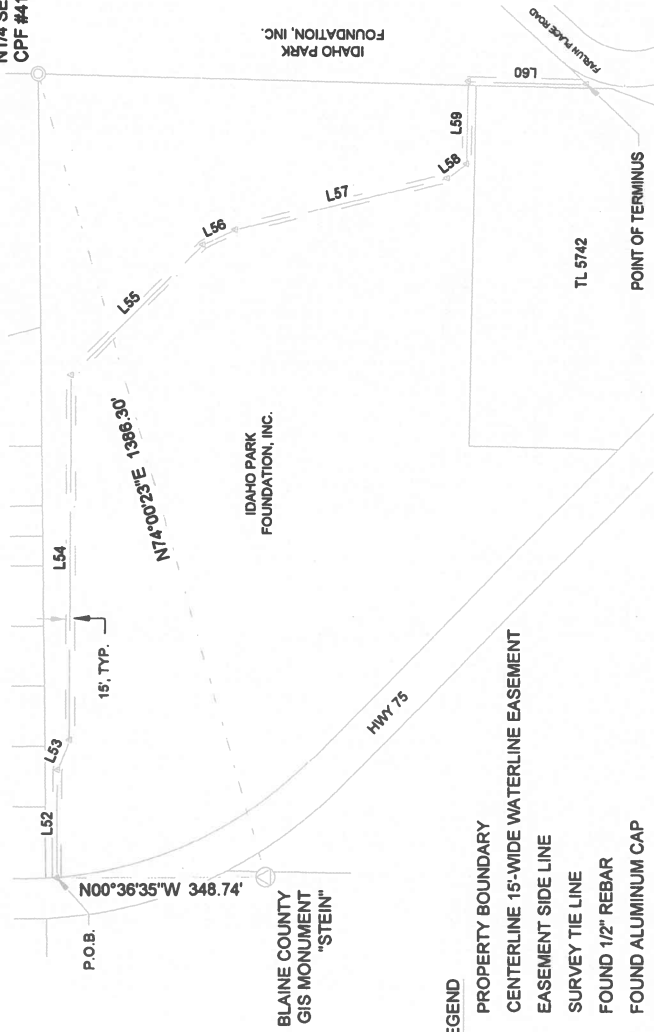
Thence S01°10'32"W, 197.69 feet to a point on the northerly boundary of Weyyakin Subdivision Amended, Block 7, Lot 2A, Inst. No. 603117, and being the **Point of Terminus**.

Sidelines of said strip to be extended or shortened to terminate at adjoining property lines. Described area encompassing 0.67 acres (29,286 SF), more or less. This description is to be construed in conjunction with the exhibit attached hereto and made a part hereof.

Mark W. Van Duser
Idaho PLS 22869
Galena-Benchmark Engineering
1/12/26
Job #24189

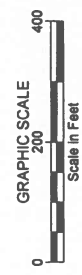


N1/4 SEC. 19
CPF #418730



LINE TABLE		
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- LEGEND**
- PROPERTY BOUNDARY
 - CENTERLINE 15'-WIDE WATERLINE EASEMENT
 - EASEMENT SIDE LINE
 - SURVEY TIE LINE
 - FOUND 1/2" REBAR
 - FOUND ALUMINUM CAP
 - FOUND PIPE
 - CALCULATED POINT



WL-A (EAST)

EASEMENT EXHIBIT

LOCATED WITHIN
SECTION 19, TOWNSHIP 04 NORTH, RANGE 18 EAST, B.M.,
CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR : CITY OF KETCHUM

DWG BY: WV 24189 ESMT DWG

PROJECT NO. 24189

SHEET: 1 OF 1



Legal Description – WL-A (West) Easement

A 15'-wide strip of land located with Township 4 North, Range 18 East, Section 19, Boise Meridian, City of Ketchum, Blaine County, Idaho, and the centerline of said strip following the as-built location of a water line and more particularly described as follows:

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Thence S89°29'50"E, 47.51 feet to a point on the westerly right-of-way of State Highway 75, also being the **Point of Beginning**;

Thence, S22°51'34"W, 13.28 feet;

Thence, S00°21'34"W, 29.95 feet;

Thence, S22°08'26"E, 57.80 feet;

Thence, S22°51'34"W, 127.77 feet;

Thence, S00°41'35"W, 739.46 feet;

Thence, S00°49'52"W, 162.31 feet;

Thence, S21°46'55"E, 99.59 feet;

Thence, S31°31'37"E, 551.60 feet;

Thence, S54°01'37"E, 184.83 feet;

Thence, S65°16'37"E, 262.97 feet;

Thence, S54°00'54"E, 340.70 feet;

Thence, S28°29'31"E, 16.53 feet;

Thence, S16°38'11"W, 16.77 feet to a point intersecting with the northerly boundary of East of Baldy Subdivision, Inst. No. 369083, and being the **Point of Terminus**.

Sidelines of said strip to be extended or shortened to terminate at adjoining property lines. Described area encompassing 0.90 acres (39,066 SF), more or less.

Mark W. Van Duser
Idaho PLS 22869
Galena-Benchmark Engineering
1/12/26
Job #24189



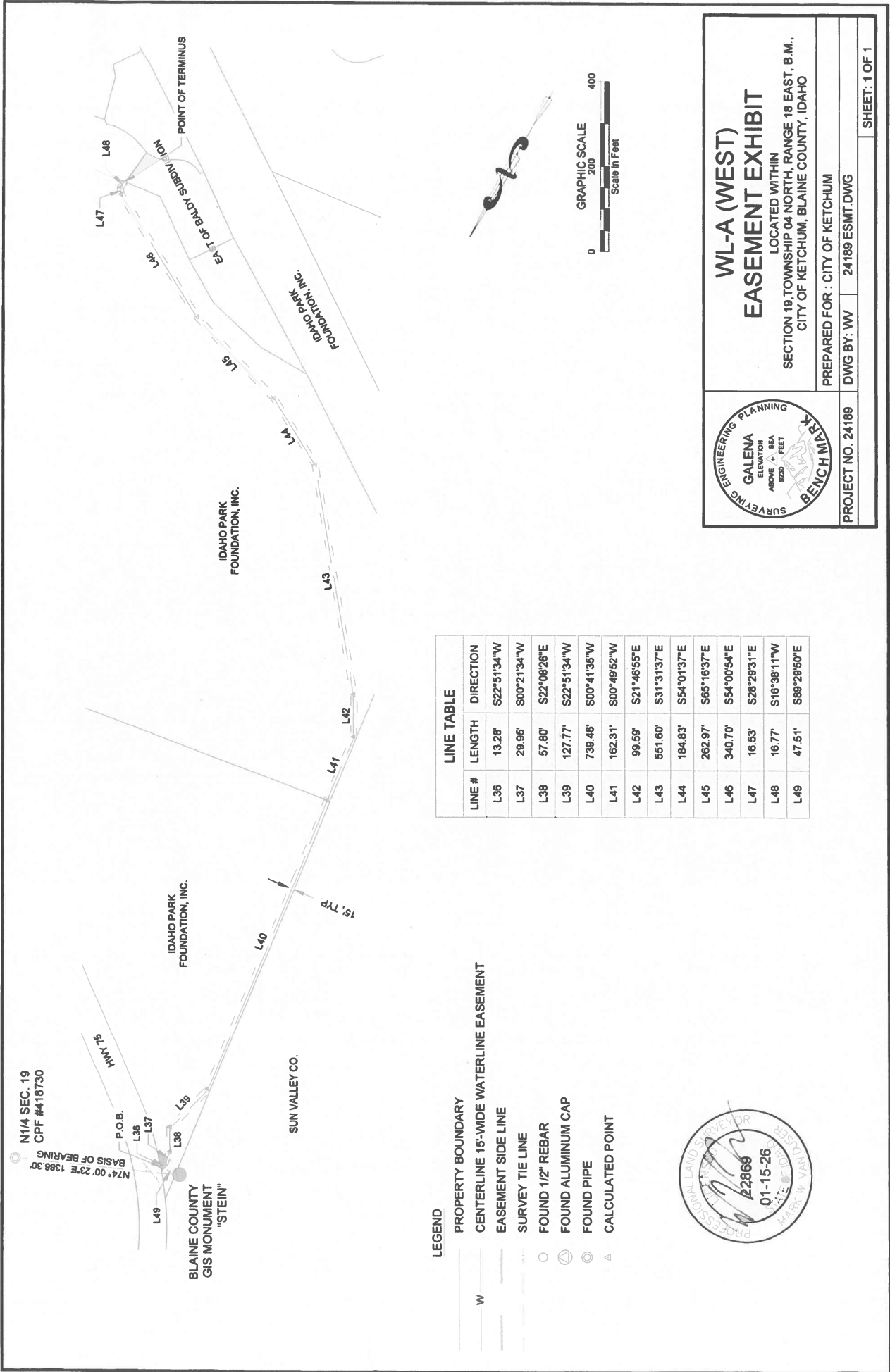
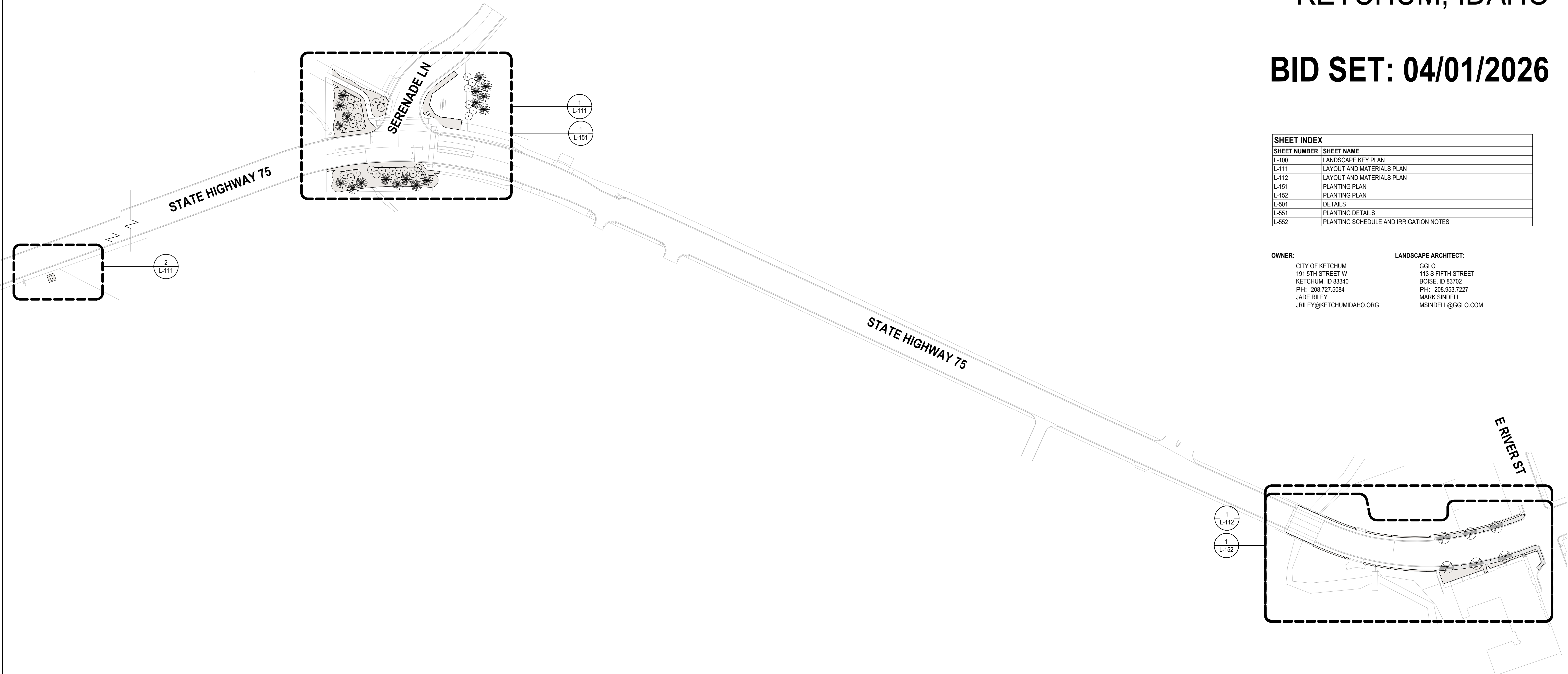


EXHIBIT 4
Easement Area Map

SOUTH OF TOWN LANDSCAPE

KETCHUM, IDAHO

BID SET: 04/01/2026

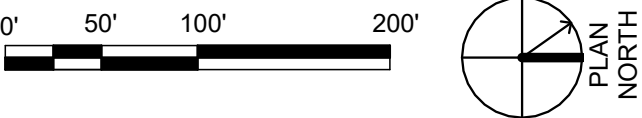


SHEET INDEX	
SHEET NUMBER	SHEET NAME
L-100	LANDSCAPE KEY PLAN
L-111	LAYOUT AND MATERIALS PLAN
L-112	LAYOUT AND MATERIALS PLAN
L-151	PLANTING PLAN
L-152	PLANTING PLAN
L-501	DETAILS
L-551	PLANTING DETAILS
L-552	PLANTING SCHEDULE AND IRRIGATION NOTES

OWNER:
CITY OF KETCHUM
191 5TH STREET W
KETCHUM, ID 83340
PH: 208.727.5084
JADE RILEY
JRILEY@KETCHUMIDAHO.ORG

LANDSCAPE ARCHITECT:
GGLO
113 S FIFTH STREET
BOISE, ID 83702
PH: 208.953.7227
MARK SINDELL
MSINDELL@GGLO.COM

A1 LANDSCAPE KEY PLAN
1" = 100'-0"

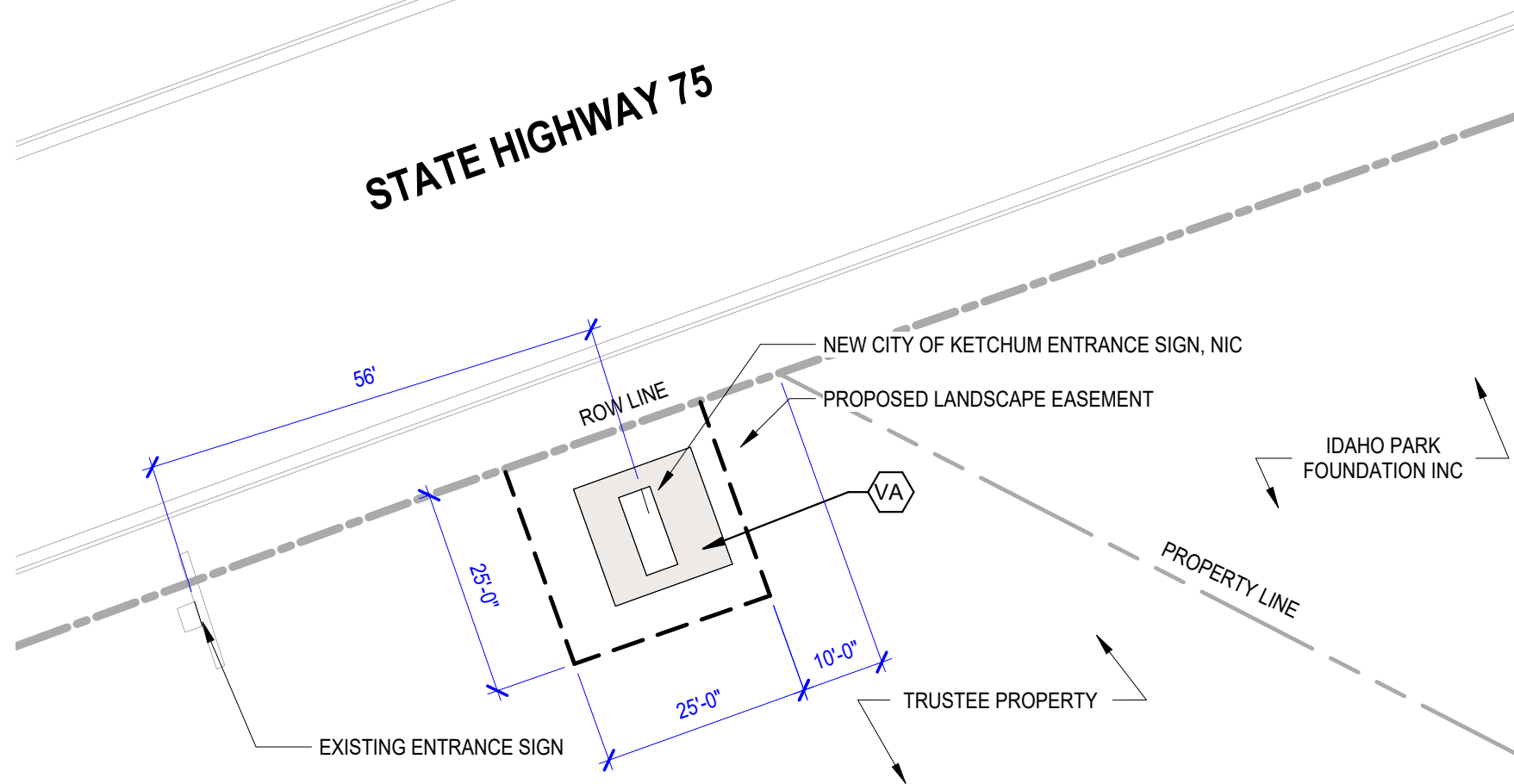


REVISIONS				DESIGNED	SCALES SHOWN ARE FOR 22" X 34" PRINTS ONLY		IDAHO TRANSPORTATION DEPARTMENT	PROJECT NO. 2024088	SOUTH OF TOWN LANDSCAPE KEY PLAN	ENGLISH	
NO.	DATE	BY	DESCRIPTION	DESIGN CHECKED						COUNTY	BLAINE
				DETAILED						KEY NUMBER	
				DRAWING CHECKED						SHEET	
					DRAWING DATE		GGLO			1 of 8	
					04/01/2026						

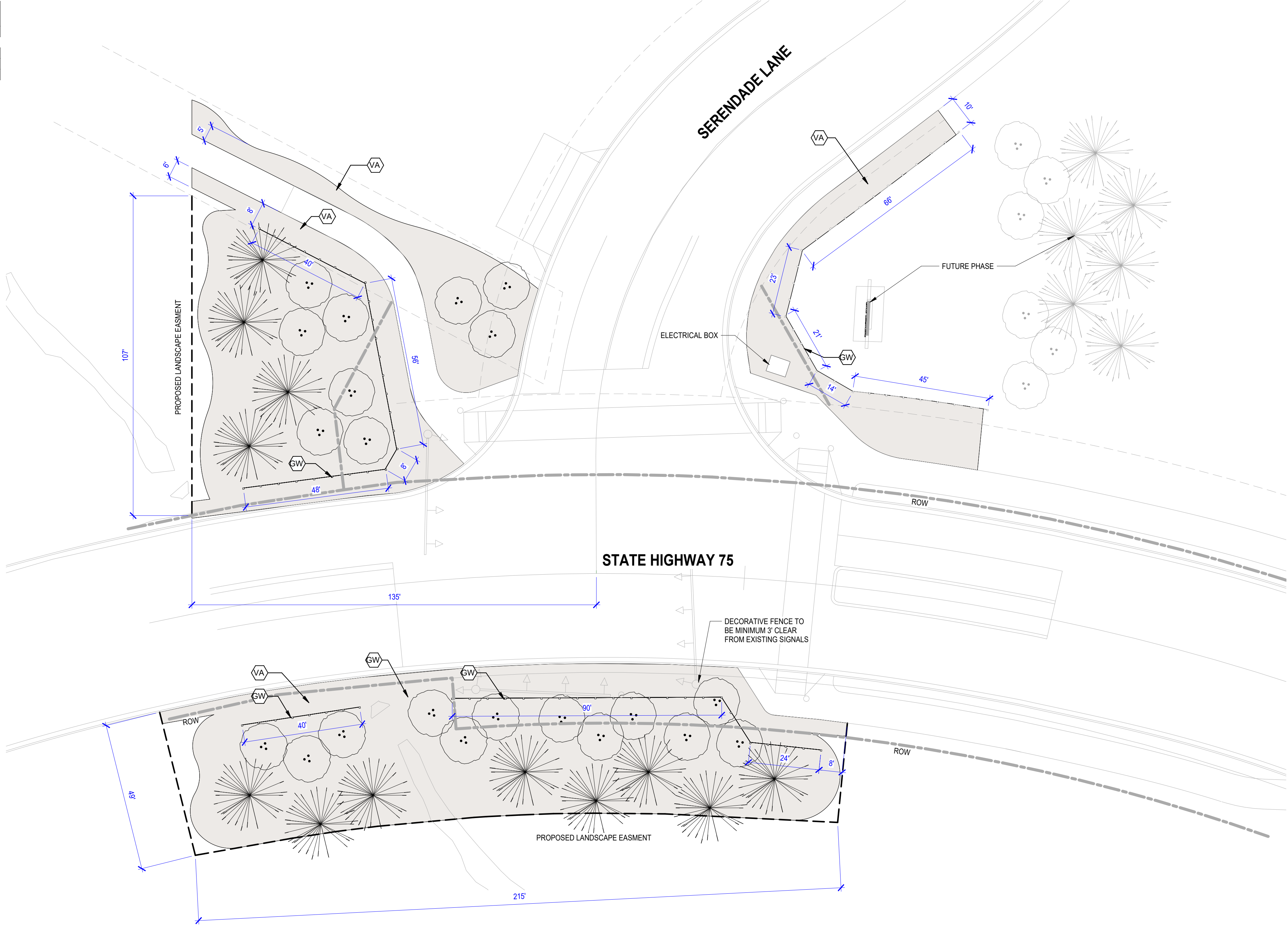
LAYOUT AND MATERIALS LEGEND

TAG	VISUAL	DESCRIPTION	DETAIL	QTY
VA		PLANTING AREA	7 / L-551	22,375 SF
US		SAND SET PAVERS	PER CITY OF KETCHUM MAINSTREET STANDARDS	1,500 SF
GW		ORNAMENTAL FENCE - ADD ALT 1	B1 / L-501	550 LF
LP		DR999-06005-01: NORTHPORT AREA LIGHT SINGLE POST-TOP 2700K, 50% OUTPUT, TYPE 3, FROSTED LENS, CENTER ELEMENT 20K, NO TWIST LOCK. POWDERCOAT COLOR: MATTE BLACK 1 DR999-06005: NORTHPORT AREA LIGHT POLE, SINGLE POST-TOP, 15' LENS HT, 12' POLE HT, 5" DIAMETER, GFCI W/ IN-USE CVR, 2 UPPER PLNTR/BNNRS, 2 LOWER BNNR ARMS, (2) 1/2" HOLES. INCLUDES ANCHOR KITS AND BASE COVER. POWDERCOAT COLOR: MATTE BLACK 1 NORTHPORT 5IN POLE BASE COVER KIT. INCLUDES: BASE COVER ASSEMBLY AND HARDWARE PACK FOR (1) 5 INCH NORTHPORT POLE. POWDERCOAT COLOR: MATTE BLACK 1 NORTHPORT 5IN DIAMETER MOUNTING KIT. INCLUDES: ANCHOR HARDWARE AND TEMPLATE.	PER CITY OF KETCHUM MAINSTREET STANDARDS	12
SC		BELOW GRADE SILVA CELL S901-05G	A1 / L-501	78
TG		TREE GRATE	B3 / L-501	6

PLANTING AREAS QUANTITIES BY LOCATION	
LOCATION	QTY
HIGHWAY 75	185 SF
MAIN ST	1,816 SF
SERENADE LN	18,058 SF
	20,059 SF



2 KETCHUM SIGN
1" = 20'-0"



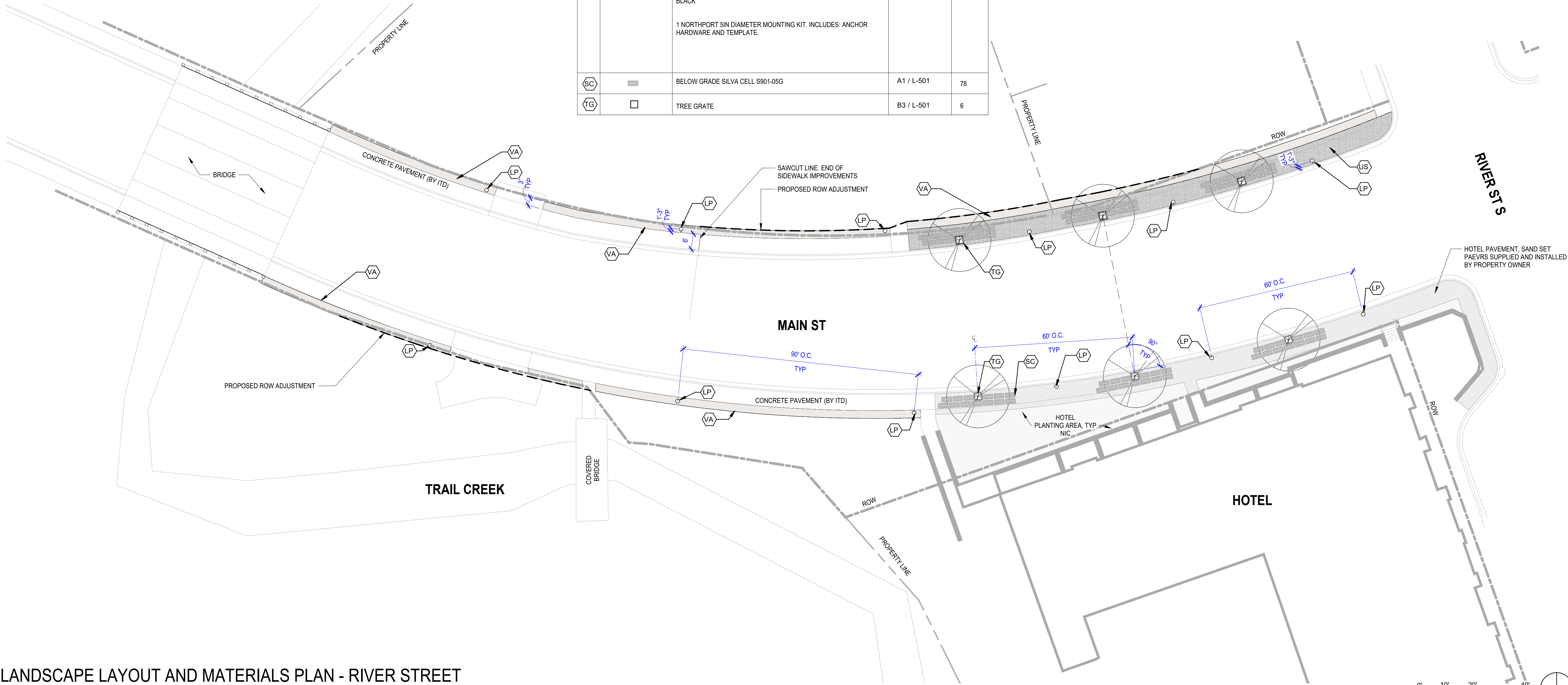
1 SERENADE LANE - LAYOUT AND MATERIALS PLAN
1" = 20'-0"



REVISIONS				DESIGNED	SCALES SHOWN ARE FOR 22" X 34" PRINTS ONLY  IDAHO TRANSPORTATION DEPARTMENT GGLO	PROJECT NO.	SOUTH OF TOWN LAYOUT AND MATERIALS PLAN	ENGLISH	SHEET 2 OF 8
NO.	DATE	BY	DESCRIPTION	DESIGN CHECKED		CAD FILE NAME		COUNTY	
								BLAINE	
								22210	
				DRAWING CHECKED	DRAWING DATE				
					04/01/2026				

LAYOUT AND MATERIALS LEGEND

TAG	VISUAL	DESCRIPTION	DETAIL	QTY
VA		PLANTING AREA	7 / L-551	22,375 SF
US		SAND SET PAVERS	PER CITY OF KETCHUM MAINSTREET STANDARDS	1,500 SF
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LP		DR999-06005-01: NORTHPORT AREA LIGHT SINGLE POST-TOP 2700K, 50% OUTPUT, TYPE 3, FROSTED LENS, CENTER ELEMENT 20K, NO TWIST LOCK. POWDERCOAT COLOR: MATTE BLACK 1 DR999-06005: NORTHPORT AREA LIGHT POLE, SINGLE POST-TOP, 15@ LENS HT, 12@ 5" POLE HT, 5" DIAMETER, GFCI W/ IN-USE CVR, 2 UPPER PLNTR/BNNRS, 2 LOWER BNNR ARMS, (2) 1/2" HOLES. INCLUDES ANCHOR KITS AND BASE COVER. POWDERCOAT COLOR: MATTE BLACK 1 NORTHPORT 5IN POLE BASE COVER KIT. INCLUDES: BASE COVER ASSEMBLY AND HARDWARE PACK FOR (1) 5 INCH NORTHPORT POLE. POWDERCOAT COLOR: MATTE BLACK 1 NORTHPORT 5IN DIAMETER MOUNTING KIT. INCLUDES: ANCHOR HARDWARE AND TEMPLATE.	PER CITY OF KETCHUM MAINSTREET STANDARDS	12
SC		BELOW GRADE SILVA CELL S901-05G	A1 / L-501	78
TG		TREE GRATE	B3 / L-501	6



1 LANDSCAPE LAYOUT AND MATERIALS PLAN - RIVER STREET
1" = 20'-0"

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NO.	DATE	BY	DESCRIPTION	DESIGN CHECKED					COUNTY		BLAINE	
				DETAILED					KEY NUMBER		22210	
				DRAWING CHECKED					DRAWING DATE		3 of 8	
					04/01/2026							

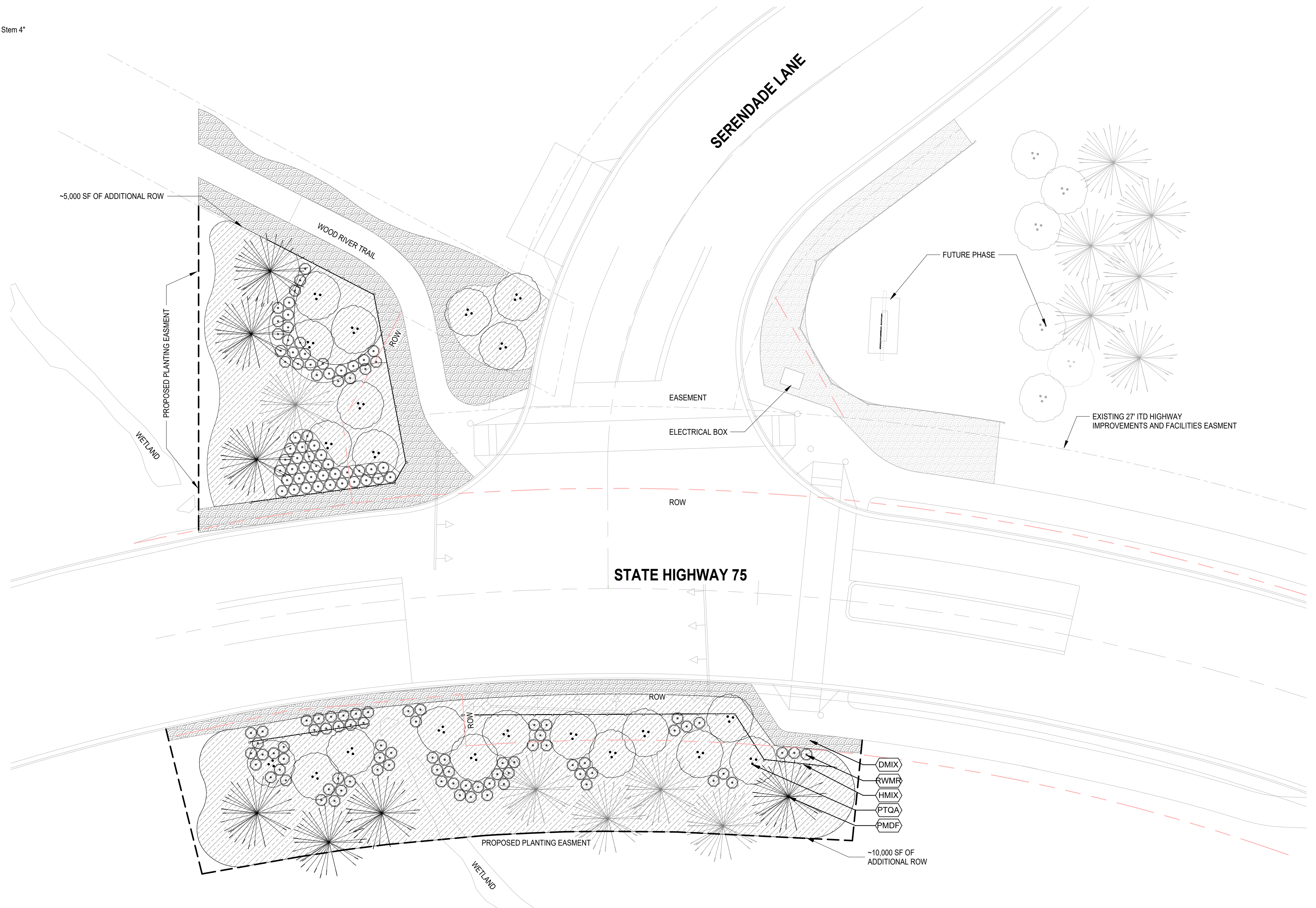
TAG	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	REMARKS
SVRM	ACER RUBRUM 'SUN VALLEY'	SUN VALLEY RED MAPLE 2 1/2"		AIR POT	FURNISHED AND INSTALLED BY OWNER
PTQA	POPULUS TREMULOIDES	QUAKING ASPEN	0"	B&B	Quaking Aspen Mix (25% each), Multi-Stem 14'-16", Single Stem 2", Single Stem 3", Single Stem 4"

TAG	BOTANICAL NAME	COMMON NAME	MIN. HT	CONT.	REMARKS
PMDF	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	14'-0"	B&B	

TAG	COMMON NAME
FERG	FEATHER REED GRASS
DMIX	MIX 1
HMIX	MIX 2 - HYDROSEED

ACHILLEA MILLEFOLIUM 'NEW VINTAGE WHITE'/NEW VINTAGE WHITE YARROW
DESMODIUM PSEUDOCYPRIPEDACEA 'TUFTED HAIRGRASS'
FESTUCA IDAHOENSIS 'SISKIYOU BLUE'/IDAHO FESCUE
HELIANTHUS ANNUUS/IDAHO SUNFLOWER
LINUM LEWISII/BLUE FLAX
LUPINUS SERICEUS/SILKY LUPINE
LUPINUS X 'RUSSELL HYBRID'/RUSSELL HYBRID LUPINE'
SCHIZACHYRUM SCOPARIUM 'THE BLUES'/LITTLE BLUESTEM

DELPHINIUM OCCIDENTALE/ TALL WESTERN LARKSPUR
 DESCHAMNPSIA CESPITOSA/TUFTED HAIRGRASS
 FESTUCA IDAHOENSIS/IDAHO FESCUE
 KOELERIA MACRANTHA/PRAIRIE JUNEGRASS
 PSEUDOROEGNERIA SPICATA/BLUEBUNCH WHEATGRASS



A scale bar showing distances of 0', 10', 20', and 40'. To the right is a plan view diagram of a circle with a horizontal diameter. The right half of the circle is shaded black. An arrow points from the center to the boundary of the shaded area, labeled "PLAN NORTH".

REVISIONS				DESIGNED	SCALES SHOWN ARE FOR 22" X 34" PRINTS ONLY	 IDAHO TRANSPORTATION DEPARTMENT	PROJECT NO.	SOUTH OF TOWN PLANTING PLAN	ENGLISH	
NO.	DATE	BY	DESCRIPTION	DESIGN CHECKED			2024088		COUNTY	
				DETAILED	CAD FILE NAME	BLAINE				
				DRAWING CHECKED	DRAWING DATE	KEY NUMBER				
					04/01/2026	22210				
						GGLO		SHEET 4 OF 8		

DECIDUOUS TREE LEGEND

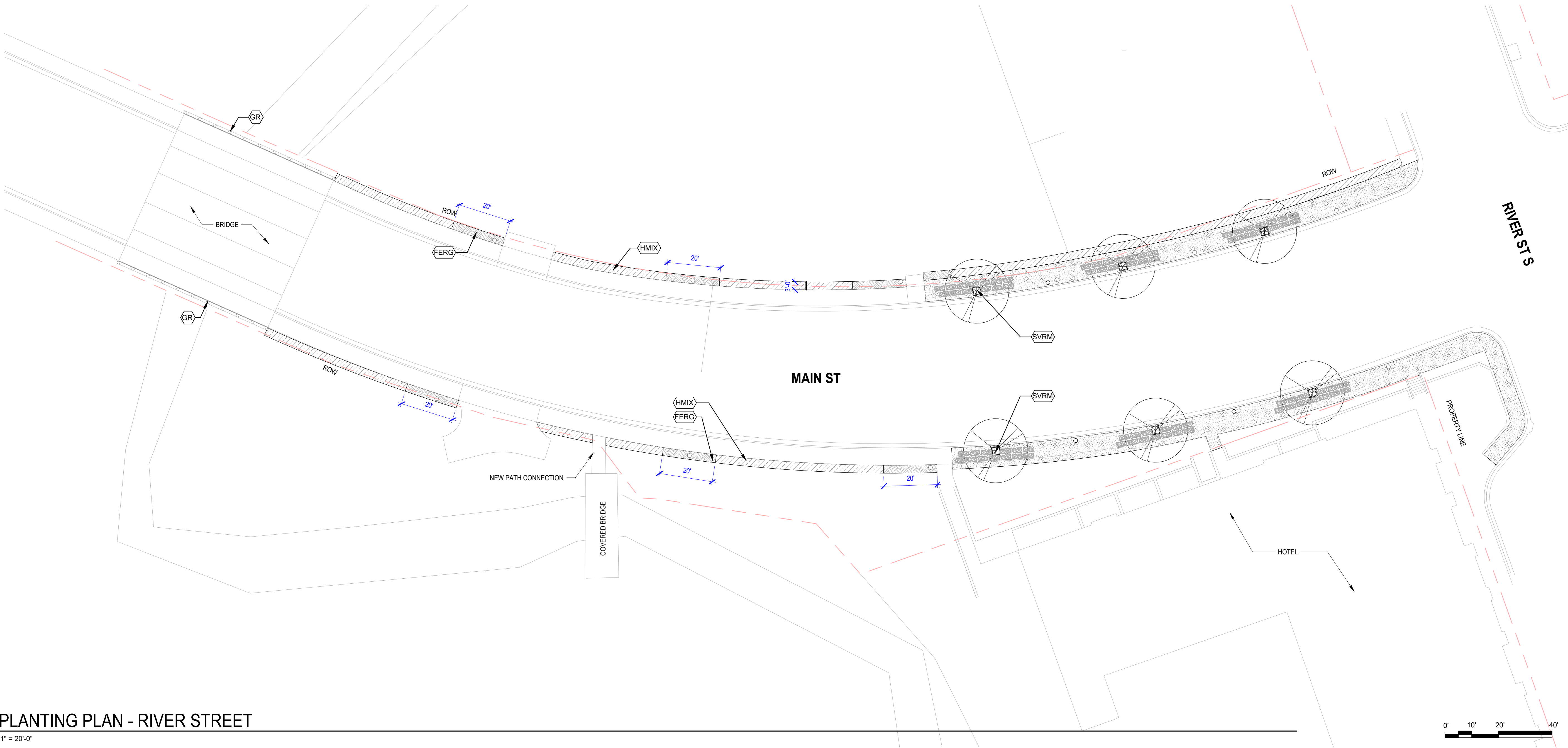
TAG	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	REMARKS
SVRM	ACER RUBRUM 'SUN VALLEY'	SUN VALLEY RED MAPLE 2 1/2"	AIR POT		FURNISHED AND INSTALLED BY OWNER
PTQA	POPULUS TREMULOIDES	QUAKING ASPEN	0"	B&B	Quaking Aspen Mix (25% each), Multi-Stem 14'-16', Single Stem 2", Single Stem 3", Single Stem 4"

EVERGREEN TREES LEGEND

TAG	BOTANICAL NAME	COMMON NAME	MIN. HT	CONT.	REMARKS
PMDF	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	14'-0"	B&B	

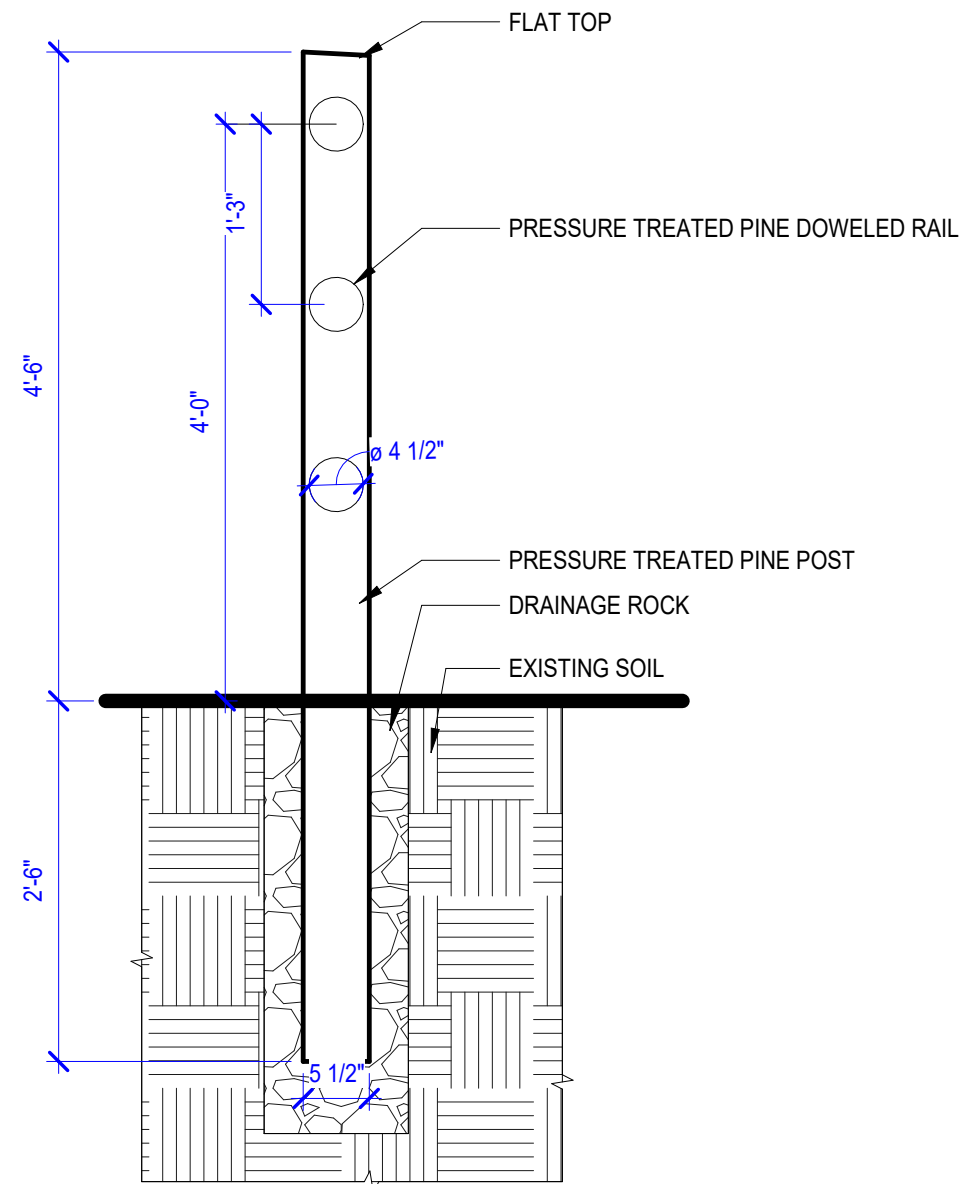
SHRUBS AND PERENNIALS LEGEND

TAG	COMMON NAME
FERG	FEATHER REED GRASS
DMIX	MIX 1
HMIX	MIX 2 - HYDROSEED

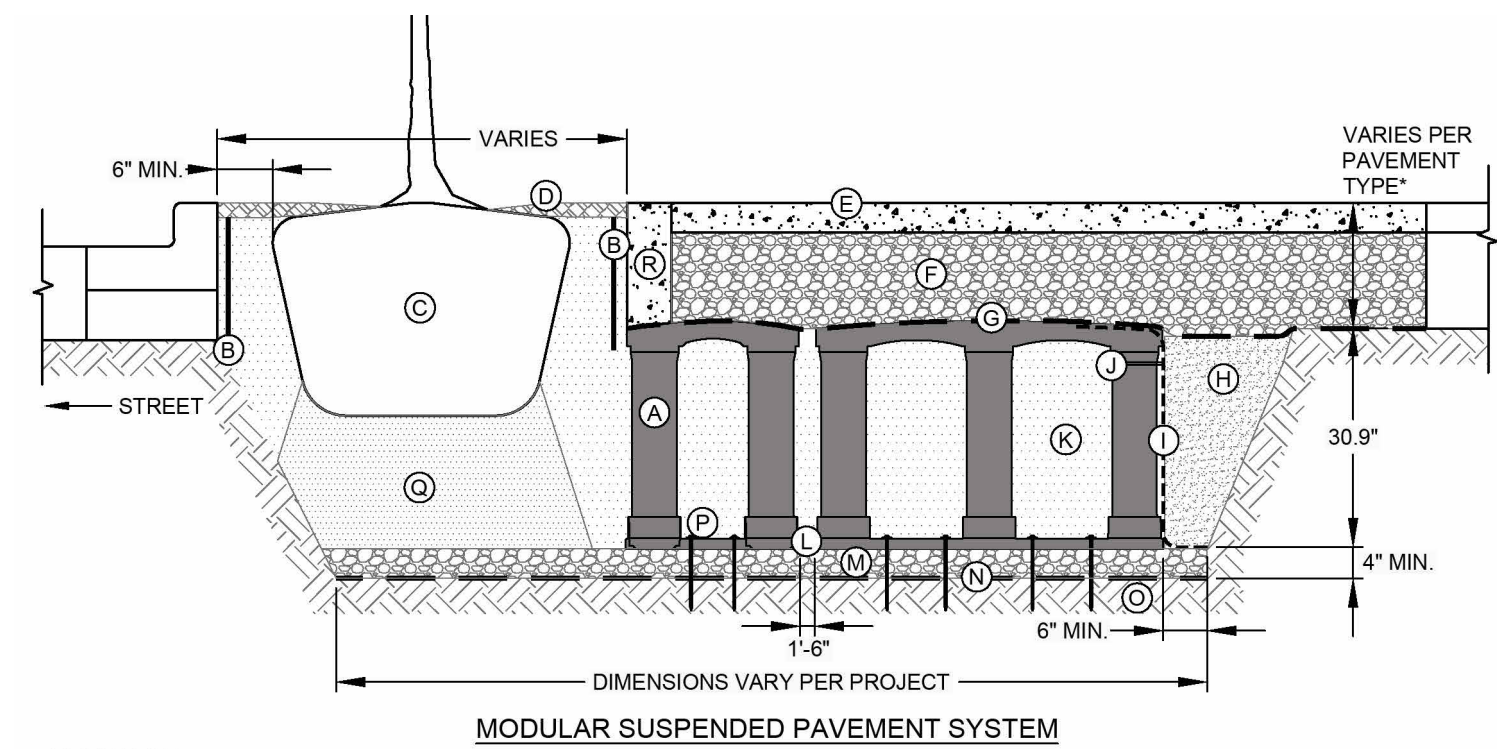


1 PLANTING PLAN - RIVER STREET
1" = 20'-0"

REVISIONS				DESIGNED	SCALES SHOWN ARE FOR 22" X 34" PRINTS ONLY		IDAHO TRANSPORTATION DEPARTMENT GGLO	PROJECT NO. 2024088	SOUTH OF TOWN PLANTING PLAN	ENGLISH	
NO.	DATE	BY	DESCRIPTION	DESIGN CHECKED						COUNTY	
				DETAILED						KEY NUMBER	
				DRAWING CHECKED						SHEET	
					CAD FILE NAME					22210	
					DRAWING DATE					5 of 8	
					04/01/2026						



B1 WESTERN RAIL FENCE - ADD ALT 1
3/4" = 1'-0"

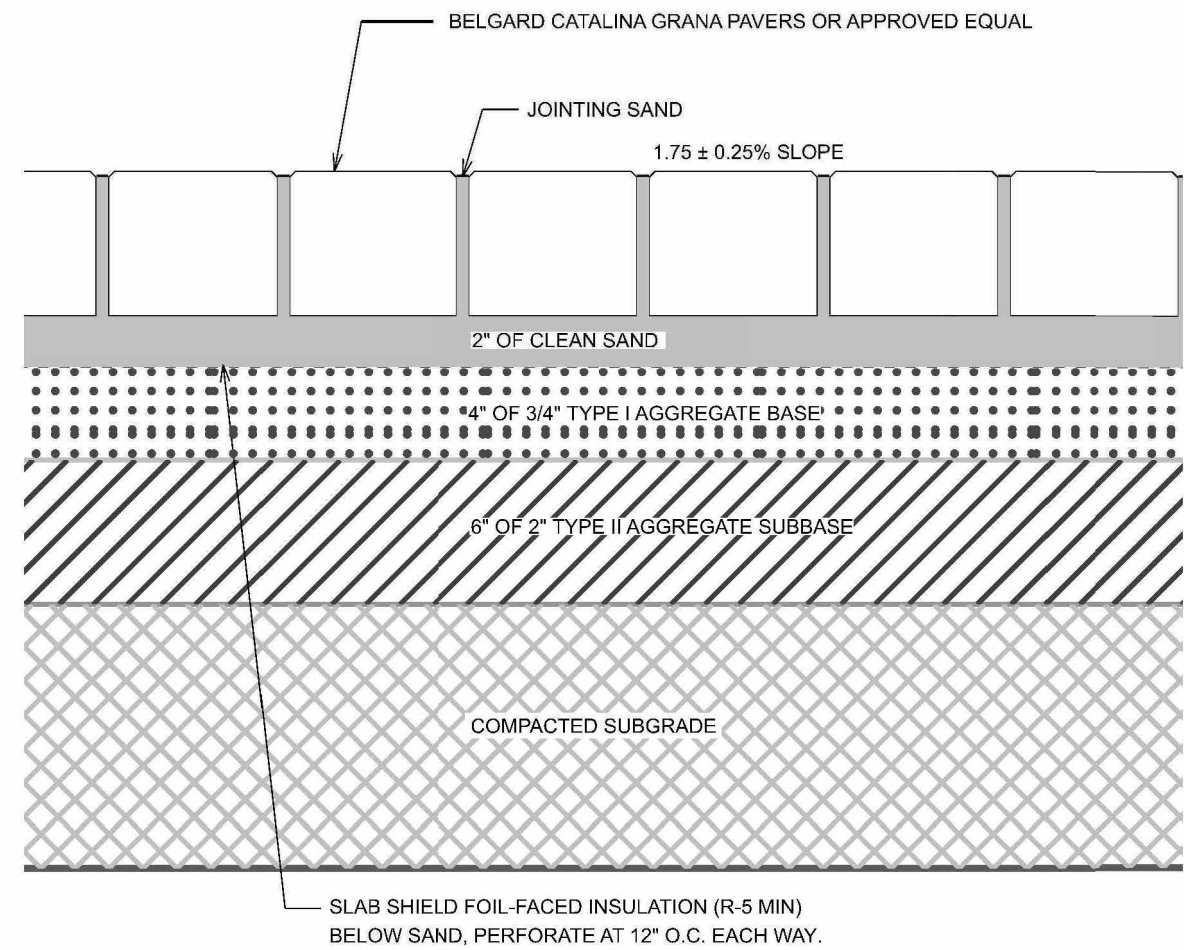


- KEY PLAN:**
- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
 - B. DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION. INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT. PREVENTS ROOTS FROM DISTURBING PAVEMENT.
 - C. TREE ROOT PACKAGE, SIZE VARIES
 - D. TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
 - E. SURFACE TREATMENT, PER PROJECT
 - F. AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT
 - G. GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
 - H. BACKFILL, PER PROJECT SPECIFICATIONS
 - I. GEOGRID TO PROVIDE FOR VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING ROOT PENETRATION INTO ADJACENT SOILS. 6" (150 mm) TOE (OUTWARD FROM BASE) AND 12" (305 mm) EXCESS (OVER TOP OF DECK).
 - J. CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE
 - K. PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPACTED TO 70-80% PROCTOR
 - L. SILVA CELL, BASE SLOPE, 10% MAX
 - M. 4" (100 mm) MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
 - N. GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE
 - O. SUBGRADE, COMPACTED TO 95% PROCTOR
 - P. PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION
 - Q. PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85-90% PROCTOR
 - R. CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING.
- *MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING**
- | PAVEMENT | + AGGREGATE |
|---------------|-----------------|
| 4" CONCRETE | BASE COURSE |
| 3" PAVEMENT | + 4" AGGREGATE |
| 4" ASPHALT | + 12" AGGREGATE |
| 2.6" PAVEMENT | + 12" AGGREGATE |
| | + 5" CONCRETE |

SECTION VIEW

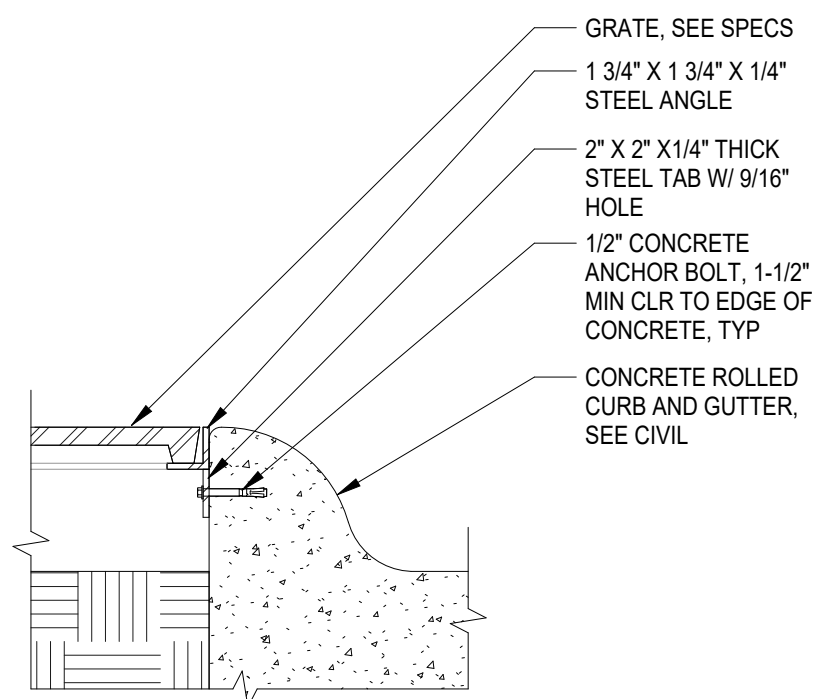
- NOTES:**
- EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.

A1 SILVA CELL DETAIL
3/4" = 1'-0"



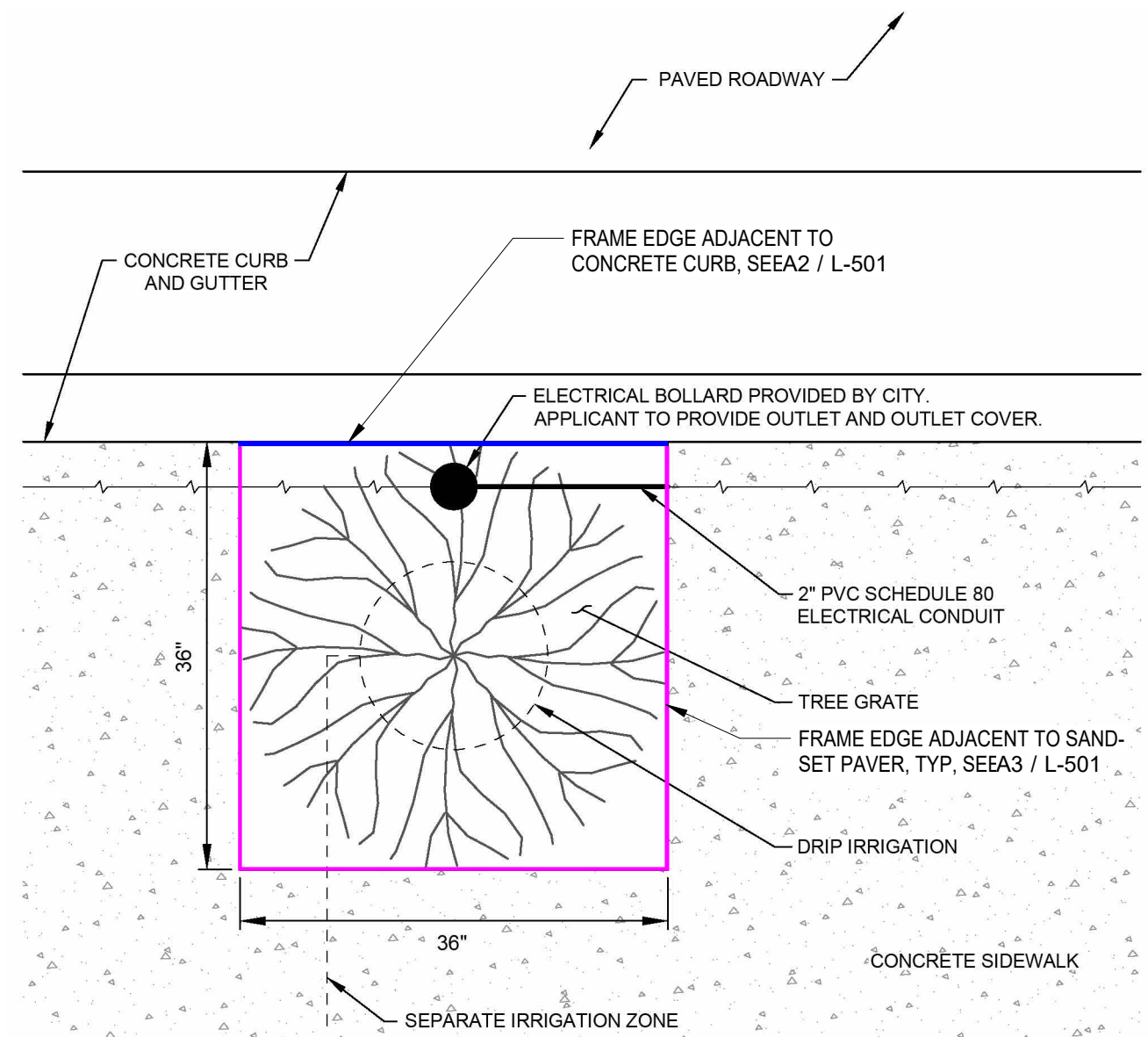
- NOTES:**
- POLYMERIC SAND CAN BE USED AT EDGES TO PREVENT WEED, ANT INTERFERENCE.
 - MATERIALS SHALL CONFORM WITH CURRENT ISPCW AND CITY OF KETCHUM STANDARDS.
 - PAVERS INSTALLED ON FOURTH STREET SHALL BE BELLGARD CATALINA GRANA 3-PIECE STONE (12 x 6, 12 x 9, 12 x 12) LARGE UNIT PATTERN B IN THE COLOR VICTORIAN.

B2 SAND-SET PAVER. NIC FOR REFERENCE ONLY
3/4" = 1'-0"



SECTION

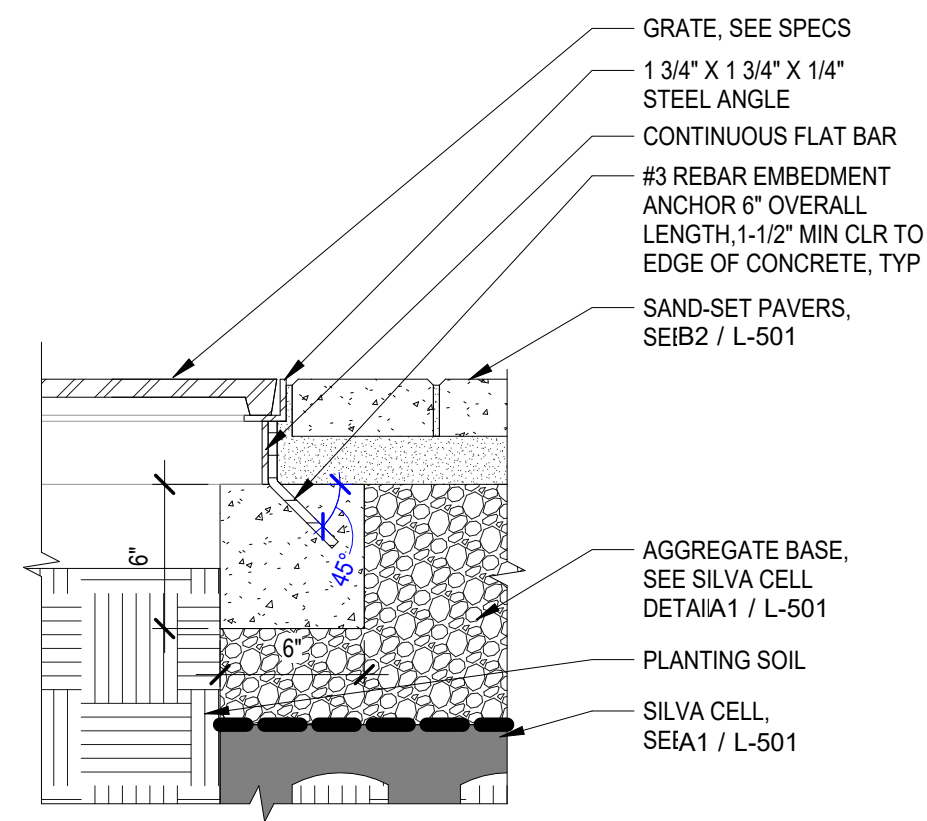
A2 GRATE FRAME TYPE R NIC FOR REFERENCE ONLY
1 1/2" = 1'-0"



- NOTES:**
- TREE TO BE 3" MINIMUM CALIPER AUTUMN BLAZE MAPLE OR APPROVED EQUAL.
 - CITY OF KETCHUM REQUIRES DRIP IRRIGATION TO BE ON A SEPARATE ZONE WITH HUNTER/RAINWISE SMART CLOCK, OR APPROVED EQUAL, FOR REMOTE ACCESS BY CITY. IF AVAILABLE TIE INTO AN EXISTING CITY IRRIGATION LINE.
 - APPLICANT TO CONNECT AND PROVIDE CONDUITS, WIRING, AND SEPARATE CIRCUIT, OR TIE TO A CITY CIRCUIT FOR POWER.
 - NO DIRECT BURIAL WIRE PERMITTED.
 - TREE INSTALLATION TO BE MODULAR SUSPENDED PAVEMENT SYSTEM. SEE TREE WELL SECTION VIEW, DETAIL 2.

PLAN VIEW

B3 TREE GRATE NIC FOR REFERENCE ONLY
3/4" = 1'-0"



SECTION

A3 GRATE FRAME TYPE P NIC FOR REFERENCE ONLY
1 1/2" = 1'-0"

REVISIONS				DESIGNED	SCALES SHOWN ARE FOR 22" X 34" PRINTS ONLY		IDAHO TRANSPORTATION DEPARTMENT	GGLO	PROJECT NO.	HARDSCAPE DETAILS	ENGLISH		
NO.	DATE	BY	DESCRIPTION	DESIGN CHECKED					2024088	SOUTH OF TOWN DETAILS	COUNTY		BLAINE
				DETAILED							KEY NUMBER		22210
				DRAWING CHECKED							DRAWING DATE		6 OF 8
					CAD FILE NAME								
					DRAWING DATE								
					04/01/2026								

177

DESIGN-BUILD IRRIGATION NOTES:

- ALL PROPOSED PLANTING AREAS WILL BE WATERED WITH A COMPLETE IN-GROUND AUTOMATIC IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE AND MINIMAL OVERSPRAY ONTO NON-PLANTED SURFACES. A PROGRAMMABLE IRRIGATION CONTROLLER WITH ELECTRICAL AND DATA CONNECTION SHALL BE INSTALLED.
- THE IRRIGATION DESIGN AND EQUIPMENT SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS. INSTALL BACKFLOW PREVENTION DEVICE AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT REQUIREMENTS.
- THE IRRIGATION SYSTEM SHALL BE DIVIDED INTO ZONES ORGANIZED BY PLANT TYPE (TREES, SHRUBS AND GROUNDCOVER, TURF, AND PET AREA RINSING), PLANT WATER USE, AND MICROCLIMATE.
- THE CONTRACTOR SHALL VERIFY WATER PRESSURE AND FLOW PRIOR TO CONSTRUCTION. REPORT INSUFFICIENT MEASURED WATER PRESSURE AND FLOW TO THE LANDSCAPE ARCHITECT.
- IF SPRAY IRRIGATION IS USED, SHRUB AREAS SHALL USE 12" POP-UPS AND TURF AREAS SHALL USE 6" POP-UPS.
- FOR DRIPLINE ZONES, USE 3/4-INCH PVC PIPE IN SLEEVES TO CONNECT PLANTING AREAS.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- WHERE THE FIELD CONDITIONS REQUIRE ADJUSTMENTS, IRRIGATION SHALL BE ADDED OR DELETED IN ACCORDANCE WITH THE IRRIGATION LEGEND OR MANUFACTURER'S SPECIFICATIONS. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY, AND WATER VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL LINES FOR OPTIMUM PERFORMANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES, CHASES AND PENETRATIONS UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED PRIOR TO PAVING AND FORMING. SLEEVE MATERIALS SHALL BE APPROPRIATE FOR THEIR CONDITIONS INCLUDING UNDER VEHICULAR TRAFFIC AREAS.
- COORDINATE ALL BUILDING PENETRATIONS WITH ARCHITECTURAL PLANS AND WATERPROOFING REQUIREMENTS.
- THE IRRIGATION SYSTEM IS DESIGNED TO BE WINTERIZED THROUGH THE DRAIN VALVE AT THE POINT OF CONNECTION. COMPRESSED AIR CAN ALSO BE USED THROUGH THE QUICK COUPLER VALVE AT THE POINT OF CONNECTION TO BLOW-OUT THE SPRINKLER ZONE.
- SHUT-OFF VALVES SHALL BE INSTALLED ON THE MAINLINE TO ISOLATE THE IRRIGATION SYSTEM IN THE ROW. ALL IRRIGATION IN THE ROW SHALL BE ON ZONES/VALVES SEPARATE FROM ON-SITE IRRIGATION.

PLANT SCHEDULE

EVERGREEN TREES						
QTY.	TAG	BOTANICAL NAME	COMMON NAME	MIN. HT	CONT.	REMARKS
12	PMDF	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	14'-0"	B&B	
DECIDUOUS TREES						
QTY.	TAG	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	REMARKS
6	SVRM	ACER RUBRUM 'SUN VALLEY'	SUN VALLEY RED MAPLE	2 1/2"	AIR POT	FURNISHED AND INSTALLED BY OWNER
21	PTQA	POPULUS TREMULOIDES	QUAKING ASPEN	0"	B&B	Quaking Aspen Mix (25% each) Multi-Stem 14'-16' Single Stem 2" Single Stem 3" Single Stem 4"
SHRUBS						
QTY.	TAG	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
135	RWMR	ROSA WOODSII	MOUNTAIN ROSE	1 GAL		
PLANT MIXES						
QTY	TAG	AREA	COMMON NAME	SIZE	SPACING	REMARKS
585	DMIX	4,560 SF	MIX 1	1 GAL	3'-0"	
0	HMIX	15,109 SF	MIX 2 - HYDROSEED		0"	HYDROSEED
50	FERG	390 SF	FEATHER REED GRASS	1 GAL	3'-0"	
MIX 1 50% GRASSES			MIX 2 (HYDROSEED)			
15% - ACHILLEA MILLEFOLIUM 'NEW VINTAGE WHITE'/NEW VINTAGE WHITE YARROW			30% - DELPHINIUM OCCIDENTALE/ 'TALL WESTERN LARKSPUR			
15% - DESCHAMNPSIA CESPITOSA/TUFTED HAIRGRASS			15% - DESCHAMNPSIA CESPITOSA/TUFTED HAIRGRASS			
15% - FESTUCA IDAHOENSIS 'SISKIYOU BLUE'/IDAHO FESCUE			20% - FESTUCA IDAHOENSIS/IDAHO FESCUE			
10% - HELIANTHUS ANNUUS/IDAHO SUNFLOWER			20% - KOELERIA MACRANTHA/PRAIRIE JUNEGRASS			
15% - LINUM LEWISII/BLUE FLAX			15% - PSEUDOROEGNERIA SPICATA/BLUEBUNCH WHEATGRASS			
10% - LUPINUS SERICEUS/SILKY LUPINE						
5% - LUPINUS X 'RUSSELL HYBRID'/RUSSELL HYBRID LUPINE'						
15% - SCHIZACHYRIUM SCOPARIUM 'THE BLUES'/LITTLE BLUESTEM						

REVISIONS				DESIGNED	 IDAHO TRANSPORTATION DEPARTMENT GGLO	PROJECT NO.	SOUTH OF TOWN PLANTING SCHEDULE AND IRRIGATION NOTES	ENGLISH		
NO.	DATE	BY	DESCRIPTION	DESIGN CHECKED		2024088		COUNTY		
								BLAINE		
				DETAILED <th>KEY NUMBER</th>				KEY NUMBER		
								22210		
				DRAWING CHECKED <th>DRAWING DATE</th> <td></td> <th>8 OF 8</th> <th>SHEET</th>	DRAWING DATE		8 OF 8	SHEET		
					04/01/2026					

EXHIBIT 5
Legal Description
[to be inserted]



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: **Aug 13, 2026** Staff Member/Dept: **Robyn Mattison, City Engineer**

Agenda Item: **Recommendation to Right-of-Way Encroachment Agreement #27026 between the City of Ketchum and Rachelle Marie DeLong Separate Property Trust.**

Recommended Motions:

I move to authorize the Mayor to sign Right-of-Way Encroachment Agreement 27026 between the City and Rachelle Marie DeLong Separate Property Trust.

Reasons for Recommendation:

- The Rachelle Marie DeLong Separate Property Trust is the owner of 580 E. 5th Street. The owner proposes to replace the existing asphalt walkway and driveway entrances with pavers in the right-of-way of 5th Street and Walnut St.
- The improvements will not impact the use or operation of E 5th St or Walnut Ave.
- The improvements will not impact drainage or snow removal within the public right-of-way.
- The project complies with all standards for Right-of-Way Encroachment Permit issuance specified in Ketchum Municipal Code §12.12.060.

Policy Analysis and Background (non-consent items only):

Pursuant to Ketchum Municipal Code §12.12.040.C, a Right-of-Way Encroachment Permit is required for any permanent fixture or structure encroaching into the public right-of-way. The accompanying Right-of-Way Encroachment Agreement is designed to protect the City in the event that the proposed encroachment requires repair, relocation, or removal. The standards for issuing a Right-of-Way Encroachment Permit, as outlined in Ketchum Municipal Code §12.12.060, are met by the proposed encroachment in the E 5th St & Walnut Rd right-of-way.

Sustainability Impact:

None OR state impact here: **None**

Financial Impact:

None OR Adequate funds exist in account: **None**

Attachments:

1. Right-of-Way Encroachment Agreement 27026 with Exhibit "A"

WHEN RECORDED, PLEASE RETURN TO:

OFFICE OF THE CITY CLERK
CITY OF KETCHUM
POST OFFICE BOX 2315
KETCHUM, IDAHO 83340

RIGHT-OF-WAY ENCROACHMENT AGREEMENT 27026

THIS AGREEMENT, made and entered into this ____ day of ____, 2026, by and between the CITY OF KETCHUM, IDAHO, a municipal corporation ("Ketchum"), whose address is Post Office Box 2315, Ketchum, Idaho and Rachelle Marie DeLong Separate Property Trust (collectively referred to as "Owner") whose mailing address is 306 Knob Hill Ave Redondo Beach CA 90277.

RECITALS

WHEREAS, Owner is the owner of real property located at 580 E. 5th Street and legally described as Ketchum Lots E 75' OF 7 & 8 BLK 45 8,258 SF ("Subject Property"), located within the City of Ketchum, State of Idaho; and

WHEREAS, Owner wishes to permit placement of a paver walkway and paver driveway entrance within the right-of-way on E. 5th Street and a paver driveway entrance within the right-of-way on Walnut Ave. These improvements are shown in Exhibit "A" attached hereto and incorporated herein (collectively referred to as the "Improvements"); and,

WHEREAS, Ketchum finds that said Improvements will not impede the use of said public right-of-way at this time subject to the terms and provisions of this Agreement;

WHEREAS, the Owner will restore the street and any landscaping back to the original condition acceptable to the Streets and Facilities Director;

NOW, THEREFORE, in contemplation of the above stated facts and objectives, it is hereby agreed as follows:

TERMS AND CONDITIONS

1. Ketchum shall permit Owner to install paver walkway and paver driveway entrances identified in Exhibit "A" within the public right-of-way on 580 E. 5th Street, until notified by Ketchum to remove the infrastructure at which time Owner shall remove infrastructure at Owner's expense.

2. Owner shall be responsible for the maintenance of said Improvements and shall initiate repairs of said Improvements within 48 hours upon notice from Ketchum that repairs are needed, and shall thereafter diligently pursue completion of such repairs; provided that actual commencement and completion of repairs shall be subject to the reasonable availability and scheduling of qualified contractors. Any modification to the improvements identified in Exhibit "A" shall be approved by the City prior to any modifications taking place.

3. Owner shall be responsible for restoring the landscaping that is altered due to the construction and installation of the improvements, to existing conditions to the satisfaction of the Director of Streets and Facilities.

4. In consideration of Ketchum allowing Owner to maintain the Improvements in the public right-of-way, Owner agrees to indemnify and hold harmless Ketchum from and against any and all claims of liability for any injury or damage to any person or property arising from the Improvements constructed, installed and maintained in the public right-of-way. Owner shall further indemnify and hold Ketchum harmless from and against any and all claims arising from any breach or default in the performance of any obligation on Owner's part to be performed under this Agreement, or arising from any negligence of Owner or Owner's agents, contractors or employees and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such action or proceeding brought thereon. In the event any action or proceeding is brought against Ketchum by reason of such claim, Owner, upon notice from Ketchum, shall defend Ketchum at Owner's expense by counsel satisfactory to Ketchum. Owner, as a material part of the consideration to Ketchum, hereby assumes all risk of damages to property or injury to persons in, upon or about the Improvements constructed, installed and maintained in the public right-of-way arising from the construction, installation and maintenance of said Improvements and Owner hereby waives all claims in respect thereof against Ketchum.

5. Ketchum shall not be liable for injury to Owner's business or loss of income therefrom or for damage which may be sustained by the person, goods, wares, merchandise or property of Owner, its tenants, employees, invitees, customers, agents or contractors or any other person in or about the Subject Property caused by or resulting from the Improvements constructed, installed, removed or maintained in the public right-of-way.

6. Owner understands and agrees that by maintaining the Improvements in the public right-of-way pursuant to this Agreement, Owner obtains no claim or interest in said public right-of-way which is adverse to that of Ketchum and that Owner obtains no exclusive right to said public right-of-way nor any other right to use the public right-of-way not specifically described herein.

7. In the event either party hereto retains an attorney to enforce any of the rights, duties and obligations arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees at the trial and appellate levels and, whether or not litigation is actually instituted.

8. This Agreement shall be governed by, construed, and enforced in accordance with the laws and decisions of the State of Idaho. Venue shall be in the District Court of the fifth Judicial District of the State of Idaho.

9. This Agreement sets forth the entire understanding of the parties hereto and shall not be changed or terminated orally. It is understood and agreed by the parties hereto that there are no verbal promises or implied promises, agreements, stipulations or other representations of any kind or character pertaining to the Improvements maintained in the public right-of-way other than as set forth in this Agreement.

10. No presumption shall exist in favor of or against any party to this Agreement as the result of the drafting and preparation of this document.

11. Successors and Assigns - This Agreement shall be binding upon and inures to the benefit of each of the parties hereto and their respective successors and assigns.

12. This Agreement shall be recorded with the Blaine County Recorder by Ketchum.

13. The parties fully understand all of the provisions of this Agreement, and believe them to be fair, just, adequate, and reasonable, and accordingly accept the provisions of this Agreement freely and voluntarily.

OWNER:

CITY OF KETCHUM:

By: _____
Rachelle Marie DeLong
Trustee of the Rachelle Marie DeLong
Separate Property Trust

By: _____
Peter Prekeges
Its: Mayor

STATE OF _____,)
County of _____,) ss.

On this _____ day of _____, 2026, before me, the undersigned Notary Public in and for said State, personally appeared Rachelle Marie DeLong known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same.

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

Notary Public for _____
Residing at _____
Commission expires _____

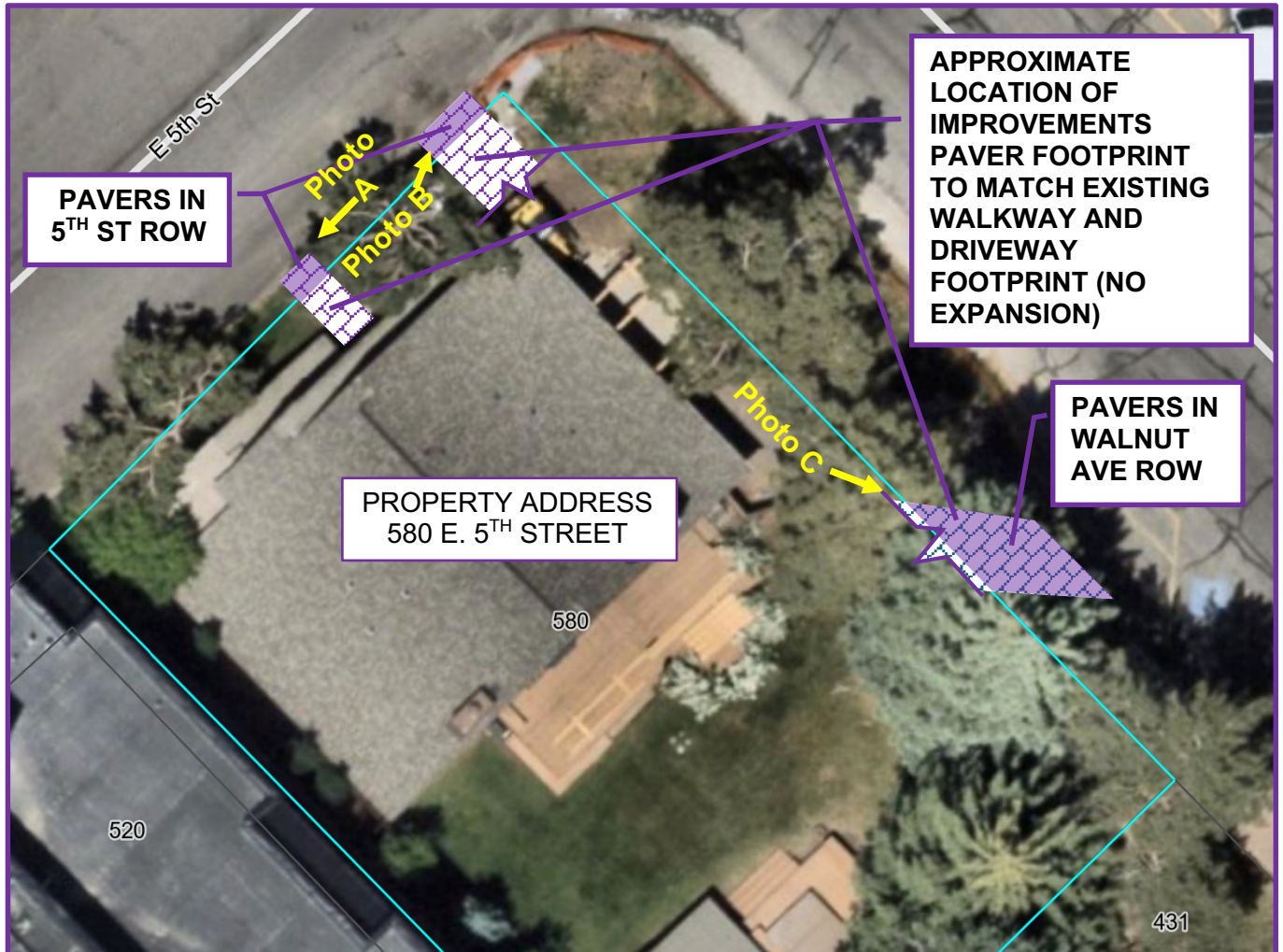
STATE OF _____,)
County of _____.) ss.

On this ____ day of _____, 2026, before me, the undersigned Notary Public in and for said State, personally appeared PETER PREKEGES, known or identified to me to be the Mayor of the CITY OF KETCHUM, IDAHO, and the person who executed the foregoing instrument on behalf of said municipal corporation and acknowledged to me that said municipal corporation executed the same.

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

Notary Public for _____
Residing at _____
Commission expires _____

EXHIBIT "A"



Aerial image from Blaine County GIS; 2026 Nearmap
Figure annotated with purple textboxes by City Engineer Robyn Mattison to clarify improvements included in Right-Of-Way Encroachment Agreement No. 27026

Photo A

FRONT WALKWAY ON 580 E. 5TH STREET



Photo with annotation provided by applicant.

Photo B

CURRENT PHOTO'S OF DRIVEWAY ON 5TH STREET



Photo with annotation provided by applicant.

Photo C

DRIVEWAY WALNUT AVE

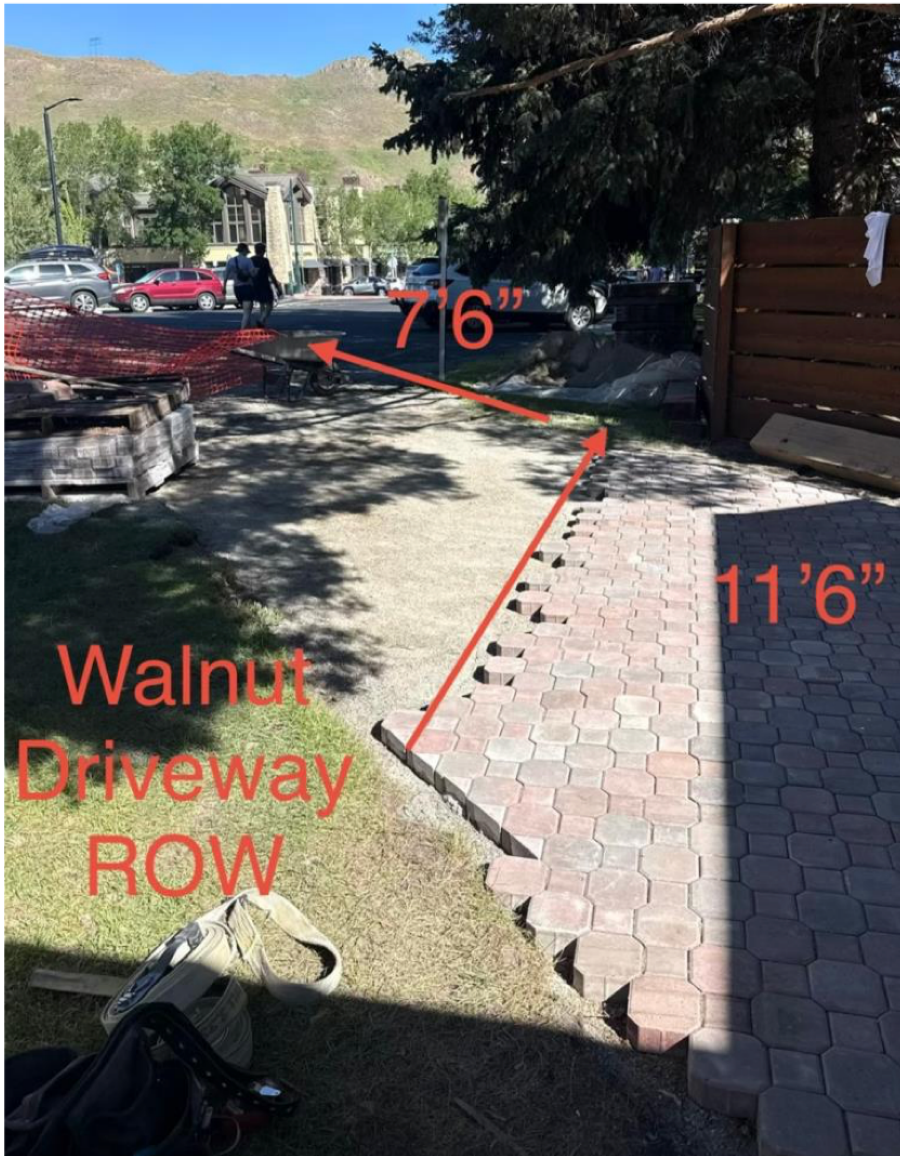


Photo with annotation provided by applicant.



CITY OF KETCHUM

Planning & Building
office: 208.726.7801
planningandbuilding@ketchumidaho.org
P.O. Box 2315, 191 5th Street West, Ketchum, ID 83340
ketchumidaho.org

IN RE:)
)
491 E Sun Valley Road) KETCHUM CITY COUNCIL
Ketchum Historic Listing) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: August 13, 2026) DECISION
)
File Number: P26-022)

PROJECT: 491 E Sun Valley Road Ketchum Historic Listing
APPLICATION TYPE: Designation of a Historic Building/Site
FILE NUMBER: P26-022
PROPERTY OWNER: City of Ketchum
REPRESENTATIVE: Historic Preservation Commission
LOCATION: 491 E Sun Valley Road
ZONING: Community Core Subdistrict 1 – Retail Core (CC-1)

RECORD OF PROCEEDINGS

The Planning and Building Department received the application for Designation of a Historic Building/Site on May 8, 2026, and the application was deemed complete on May 8, 2026. City Departments reviewed the application, and the application was scheduled for a public hearing with the Historic Preservation Commission following one round of review. Public notice was published in the Idaho Mountain Express, sent to adjoining 300' property owners, posted on site, and posted on the City's website on May 13, 2026. A public hearing was conducted on June 2, 2026 where the Historic Preservation Commission reviewed the application and recommended approval of the application unanimously 4-0 (one seat was vacant) and on July 7, 2026 Findings of Fact were approved. Ketchum City Council held a public hearing on July 23, 2026 where the City Council reviewed the application and recommended approval of the application unanimously. Public notice was published in the Idaho Mountain Express on July 1, 2026, sent to adjoining 300' property owners July 1, 2026 , posted on site on July 16, 2026, and posted on the City's website on July 8, 2026.

BACKGROUND

The City-owned structure, which is currently leased to Starbucks, was approved to be added to the City of Ketchum Historic Building List. The building was identified as a strong candidate in the most recent Post-WWII Reconnaissance Survey because of its architectural integrity, alpine design, and association with prominent Idaho architect Neil Smull of Boise.

FINDINGS OF FACT

Pursuant to Ketchum Municipal Code (KMC) 16.07.060.F – Designation of a Historic Building/Site, an applicant seeking to designate a historic building/site must file an application with the City and receive a recommendation from The Historic Preservation Commission (HPC) through a public hearing procedure subject to KMC 16.07.020.E. Per KMC 16.07.060.F.1.b, “The HPC shall have the authority to add or remove structures from the historic building/site list using the criteria below to determine if a structure should be added or removed from the historic building/site list.” Staff reviewed the alteration request for compliance with the criteria below and found the application in conformance with the standards.

The City Council 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:

16.07.060.F.2.c.(1) – General Criteria:

(A) Historic buildings must be at least 50 years old. A historic building may be exempt from the age standard if it is found to be exceptionally important in other significant criteria.

Findings: The Ketchum - Sun Valley Branch of the Bank of Idaho was constructed in 1966 at 491 E. Sun Valley Road.

(B) All buildings and sites must retain their physical integrity as determined by the following criteria. However, a site need not meet all of the following criteria:

- i. Shows character, interest, or value as part of the development, heritage or cultural characteristics of Ketchum, the region, state, or nation;
- ii. Retains a significant amount of the original design features, materials, character or feeling of the past;
- iii. Is in the original location or same historic context after having been moved;
- iv. Has been accurately reconstructed or restored based on documentation.

Findings: The Bank of Idaho (1966) is a custom-designed building that reflects a site-specific architectural response to Ketchum, ID. Its design embodies a regional architectural approach prevalent during that era, emphasizing community identity through alpine architecture characteristics, including steeply pitched roofs, dormers, and a natural material palette. Today the architectural language contributes to both the historic and contemporary identity of Ketchum as a small mountain town.

The building was designed by the distinguished architect Neil H. Smull of Boise, ID. Smull served as Principal Architect at CSHQA for 25 years, leading projects across the United States. He was a registered architect through the National Council of Architectural Registration Boards (NCARB) and also held licensure as a landscape architect with the American Society of Landscape Architects (ASLA) in Idaho. In recognition of his contributions to the profession, Smull was elevated to the College of Fellows of the American Institute of Architects (FAIA) in 1993 and was awarded the AIA Idaho Gold Medal in Architecture in 2001 during the Chapter’s 50th anniversary.

More recently, the building represents a successful example of adaptive reuse through a renovation led by Ketchum-based architect Susan Desko. In 2011, Desko led a local design-build team in transforming the former bank into a vibrant community space, incorporating a visitor center and coffee shop. The project introduced new programmatic life while maintaining the original alpine architectural concept established by Smull. The redesign received national recognition with a Chicago Athenaeum Award in 2012. Architect Susan Desko is also a well prominent architect in the state of Idaho, who was the 2025 Silver Medal recipient through the AIA College of Fellows Western Mountain Region.

The structure is a good example of intact Contemporary architecture that is eligible for historic preservation. The building remains in its original location. It retains materials that reflect Ketchum's 1960s alpine character, including Idaho stone, a cedar shake roof, dark wood, and glass.

16.07.060.F.2.c.(2) – Additional Criteria:

In addition to a. above, historic buildings or sites shall meet one or more of the following criteria, (A), (B) or (C):

(A) Architectural

- i. Exemplifies specific elements of a recognized architectural style or period or a style particularly associated with Ketchum neighborhoods;
- ii. Example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
- iii. Demonstrates superior craftsmanship or high artistic value;
- iv. Represents an innovation in construction, materials, or design;
- v. Pattern or grouping of elements that enhance the identity of the community;
- vi. Significant historic remodel contributing to Ketchum's identity.

Findings: The Bank of Idaho (1966) is a custom-designed building that reflects a site-specific architectural response to Ketchum, ID. Its design embodies a regional architectural approach prevalent during that era, emphasizing community identity through alpine architecture characteristics, including steeply pitched roofs, dormers, and a natural material palette. Today the architectural language contributes to both the historic and contemporary identity of Ketchum as a small mountain town.

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programmatic life while maintaining the original alpine architectural concept established by Smull. The redesign received national recognition with a Chicago Athenaeum Award in 2012. Architect Susan Desko is also a well prominent architect in the state of Idaho, who was the 2025 Silver Medal recipient through the AIA College of Fellows Western Mountain Region.

The building meets the architectural criteria A through its design, its association with notable architects, and its continued contribution to Ketchum's identity. Its cedar shakes, dark wood, glass, and pronounced roof forms reflect mid-1960s design and are intentionally selected to complement Ketchum's alpine character. The original building was designed by Neil Smull, a regionally and nationally recognized architect. Later redesigns were completed by Susan Desko, a prominent local architect with regional and national recognition. The multiple roof configurations and custom design distinguish both the original building and the later renovations, and the remodel has helped anchor Ketchum Town Square.

(B) Social/Historic

- i. Site of historic event;
- ii. Exemplifies cultural, political, ethnic, economic, or social heritage of the community through the built environment or with people associated with an era of history;
- iii. Associated with a notable person or the work of a notable person;
- iv. Is valued by the Ketchum community as an established or familiar visual or cultural feature due to its architectural history, siting, massing, scale, cultural characteristics, or heritage such that its removal would be irreparable loss to the setting.

Findings: The Bank of Idaho (1966) is a recognizable building within Ketchum, ID, that functions as a visual and cultural landmark. Its current use as a Visitor Center and Starbucks coffee shop establishes the property as an active community / cultural hub, for both residents and visitors. This programmatic evolution was intentional per Architect Susan Desko's (2011) design concept and reinforces the buildings key role within Ketchum's Community Core. From a land use and urban design perspective, the building's massing, scale, and architectural character (designed by architect Neil H. Smull) are distinctive and not replicated within recent development trends in Ketchum. These characteristics contribute meaningfully to the established 'small mountain town' streetscape and the broader character of the area. Given these considerations, removal of the building would constitute an irreversible loss to Ketchum's built environment, diminishing both visual and cultural identity of the Community Core.

The structure also meets Social/Historic Criteria B because it reflects mid-1960s mountain-town architecture, retains a historic building scale, and is located beside the City Town Square, an important community gathering place.

(C) Geographic/Natural Features

- i. Enhances sense of identity of the community;
- ii. Is an established and familiar natural setting or visual feature of the community

Findings: The Bank of Idaho (1966) is located at the prominent intersection of Sun Valley Road and East Avenue. The building shares its block with the active Ketchum

Town Square, establishing a strong connection to the surrounding community. Its placement and design within Ketchum’s Community Core contributes to a highly recognizable and iconic perspective, particularly in relation to the Baldy Mountain backdrop, which is frequently captured to represent the identity of the City of Ketchum. Criteria C is also met. The structure occupies a prominent downtown location, and its scale and materials contribute to the character of the main square. Together, these features make it an iconic and historic wayfinding landmark for residents and visitors.

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 City 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 application.
2. The Ketchum Historic Commission has authority to hear the applicant’s Historic Alteration per Ketchum Municipal Code 16.07.060.F.
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 Designation of a Historic Building/Site Application is governed under Ketchum Municipal 16.07.060.F

DECISION

THEREFORE, the Ketchum City Council **recommends approval** of designating 491 E Sun Valley Road to Ketchum’s Historic Building Site list, Application File No. P26-022, this Thursday, August 13, 2026.

Findings of Fact **adopted** this 13th day of August 2026.

Pete Prekeges, Mayor
City of Ketchum Historic Preservation Commission



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

Motion to approve the second reading by title only of Ordinance #1281 and schedule the third reading.

Reasons for Recommendation:

The annual budget workshop occurred on June 16th. Staff presented the draft budget for Mayor and City Council discussion and feedback. The formal Budget Hearing occurred on July 23rd. The publishing dates were July 15th and July 22nd. The next step is a second reading of the budget ordinance on August 13th.

Sustainability Impact:

The FY 2027 Budget allocated the appropriation needed to continue the sustainability partnership with Blaine County.

Financial Impact:

FY 2027 Revenues: \$57,403,363

FY 2027 Expenditures: \$53,549,649

Attachments:

1. FY 2027 Budget Notice of Public Hearing
2. FY 2027 Budget Ordinance #1281

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Ketchum, Idaho City Council will meet on Monday, July 23, 2026 at 5:30pm. The meeting will take place at City Hall, 191 5th Street, Ketchum, Idaho, for the purpose of considering a final budget and making appropriations to each fund for the next fiscal year (2027). At which time any member of the public may appear and be heard on any part or parts of said budget; and the following table sets forth the amount proposed to be appropriated to each fund for the fiscal year 2027 budget, along with the current adopted budget (FY 2026) and two years of previous actuals (FY 2024 & 2025). The public hearing is in accordance with state statute 50-1002.

CITY OF KETCHUM, IDAHO

EXPENDITURES

	ACTUAL FY 2024	ACTUAL FY 2025	ADOPTED FY 2026	PROPOSED FY 2027
GENERAL FUND	14,655,728	19,427,486	12,343,100	12,673,327
GENERAL CAPITAL IMPROVEMENT FUND	7,513,872	7,532,188	4,298,600	8,170,845
WAGON DAYS FUND	190,582	243,292	220,900	245,900
ORIGINAL LOT FUND	3,461,887	4,631,560	3,670,000	3,870,000
ADDITIONAL 1%-LOT FUND	3,059,370	3,452,827	2,900,000	3,300,000
FIRE GO BOND DEBT SERVICE FUND	630,078	616,269	617,019	617,019
COMMUNITY HOUSING IN-LIEU FUND	1,451,982	1,337,575	2,000,000	2,000,000
COMMUNITY HOUSING	2,584,199	3,222,863	1,876,017	2,165,403
WATER FUND	2,720,258	2,481,368	3,100,493	4,515,901
WATER CAPITAL IMPROVEMENT FUND	759,641	929,393	700,000	1,800,000
WASTEWATER FUND	3,323,320	3,347,912	4,010,844	4,763,681
WASTEWATER CAPITAL IMP. FUND	2,897,281	3,329,967	5,242,086	7,452,573
POLICE TRUST FUND	-	-	7,500	325,000
PARKS & RECREATION TRUST FUND	72,166	2,186,270	1,137,653	1,000,000
DEVELOPMENT TRUST FUND	-	-	650,000	650,000
Total Expenditures	43,320,363	52,738,970	42,774,212	53,549,649

REVENUE

GENERAL FUND				
GENERAL PROPERTY TAXES	5,110,417	5,285,442	4,713,368	4,962,875
OTHER REVENUE	10,191,716	11,334,068	7,629,732	7,543,555
FUND BALANCE APPLIED	-	-	-	166,897
TOTAL GENERAL FUND	15,302,134	16,619,510	12,343,100	12,673,327
GENERAL CAPITAL IMPROVEMENT FUND	9,706,462	3,223,300	3,998,600	7,832,445
FUND BALANCE APPLIED	-	-	300,000	338,400
TOTAL GENERAL CAPITAL IMPROVEMENT FUND	9,706,462	3,223,300	4,298,600	8,170,845
WAGON DAYS FUND	182,874	192,357	220,900	245,900
FUND BALANCE APPLIED	-	-	-	-
TOTAL WAGON DAYS FUND	182,874	192,357	220,900	245,900
FIRE CONSTRUCTION FUND	-	-	-	
FUND BALANCE APPLIED	-	-	-	
TOTAL FIRE CONSTRUCTION FND	-	-	-	-
ORIGINAL LOT FUND	3,792,244	4,097,253	3,670,000	3,870,000
FUND BALANCE APPLIED	-	-	-	-
TOTAL ORIGINAL LOT FUND	3,792,244	4,097,253	3,670,000	3,870,000
ADDITIONAL 1%-LOT FUND	3,010,151	3,263,932	2,900,000	3,300,000
FUND BALANCE APPLIED	-	-	-	-
TOTAL ADDITIONAL 1% LOT FUND	3,010,151	3,263,932	2,900,000	3,300,000
FIRE GO BOND DEBT SERVICE FUND	630,078	622,855	617,019	617,019
COMMUNITY HOUSING IN-LIEU FUND	939,788	43,782	2,000,000	1,000,000
FUND BALANCE APPLIED	-	-	-	1,000,000
TOTAL COMMUNITY HOUSING IN-LIEU FND	939,788	43,782	2,000,000	2,000,000
COMMUNITY HOUSING	2,408,390	4,140,293	1,876,017	2,165,403
FUND BALANCE APPLIED	-	-	-	-
TOTAL COMMUNITY HOUSING IN-LIEU FND	2,408,390	4,140,293	1,876,017	2,165,403
WATER FUND	3,327,932	3,621,486	3,410,500	3,439,800
FUND BALANCE APPLIED	-	-	-	1,076,101
TOTAL WATER FUND	3,327,932	3,621,486	3,410,500	4,515,901
WATER CAPITAL IMPROVEMENT FUND	925,175	390,016	830,000	1,930,000
FUND BALANCE APPLIED	-	-	-	-
TOTAL WATER CAPITAL IMPROVEMENT FUND	925,175	390,016	830,000	1,930,000
WASTEWATER FUND	3,230,401	3,541,051	4,158,293	4,174,045
FUND BALANCE APPLIED	-	-	-	589,636
TOTAL WASTEWATER FUND	3,230,401	3,541,051	4,158,293	4,763,681
WASTEWATER CAPITAL IMP. FUND	2,086,494	2,086,175	3,246,043	11,176,287
FUND BALANCE APPLIED	-	-	-	-
TOTAL WASTEWATER CAPITAL IMPROVEMENT FUND	2,086,494	2,086,175	3,246,043	11,176,287
POLICE TRUST FUND	374	989	-	100,000
FUND BALANCE APPLIED	-	-	7,500	225,000
TOTAL POLICE TRUST FUND	374	989	7,500	325,000
PARKS & RECREATION TRUST FUND	164,540	1,662,482	40,000	1,000,000
FUND BALANCE APPLIED	-	-	-	-
TOTAL PARKS & RECREATION TRUST FUND	164,540	1,662,482	40,000	1,000,000
DEVELOPMENT TRUST FUND	-	-	650,000	650,000
Total Revenue	45,707,035	43,505,480	40,267,972	57,403,363

ORDINANCE NO. 1281

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, APPROPRIATING TO THE VARIOUS BUDGETARY FUNDS, SUMS OF MONEY DEEMED NECESSARY TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES WITHIN EACH FUND FOR THE ENSUING FISCAL YEAR, AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY AND SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATION IS MADE, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Mayor and City Council of the City Ketchum, Blaine County, Idaho:

SECTION 1: That the sum of \$53,549,649 be raised and appropriated to defray the necessary expenses and liabilities of the City of Ketchum, Blaine County, Idaho for the fiscal year beginning October 1, 2026.

SECTION 2: That the City Council hereby appropriates each Fund as an independent fiscal and accounting group with a self-balancing set of accounts recording cash and/or other resources together with all related liabilities, obligations, reserves, and equities which are segregated for the purpose of carrying on specific activities or attaining certain objectives.

SECTION 3: That the appropriation for the General Fund is made in the following amount to each specific division or function:

Legislative and Executive, Administrative, Clerk, Community Engagement, Finance, Legal, Community Planning and Development, Law Enforcement, Fire and Rescue, Recreation, Street and Facility Maintenance, and Non-Departmental.

Total General Fund	12,673,327
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SECTION 4: That the appropriation for the Water and Wastewater Funds is made in the following amounts to each specific Fund, department, or function:

Water Fund	4,515,901
Water Capital Improvement Fund	1,800,000
Wastewater Fund	4,763,681
Wastewater Capital Improvement Fund	7,452,573
Total Water and Wastewater Funds	18,532,155

SECTION 5: That the appropriation for all Other Funds is made in the following amounts to each specific Fund, department, or function:

General Capital Improvement Fund	8,170,845
Wagon Days Fund	245,900
Original LOT Fund	3,870,000
Additional 1%-LOT Fund	3,300,000
GO Bond Debt Fire Fund	617,019
Community Housing In-Lieu Fund	2,000,000
Community Housing Fund	2,165,403
Police Trust Fund	325,000
Parks & Recreation Trust Fund	1,000,000
Development Trust Fund	650,000
Total Other Funds	22,344,167

SECTION 6: That a general tax levy on all taxable property within the City of Ketchum be levied in an amount allowed by law for the general purposes for said City, for the fiscal year beginning October 1, 2026.

SECTION 7: All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8: This ordinance shall take effect and be in force upon its passage, approval, and publication in one issue of the Idaho Mountain Express, a newspaper of general circulation in the City of Ketchum, and the official newspaper of said City.

PASSED by the City Council and APPROVED by the Mayor of Ketchum this 27th day of August 2026.

ATTEST:

TRENT DONAT, CITY CLERK

PETE PREKEGES, MAYOR

Publish: Idaho Mountain Express
September 2, 2026



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: August 13, 2026 Staff Member/Dept: Jade Riley – Administration

Agenda Item: Recommendation to conduct third reading by title only of Ordinance 1282, authorizing a special election in November related to original Local Option Tax.

Recommended Motion:

"I move to conduct third reading by title only of Ordinance 1282, authorizing a special election in November related original Local Option Tax."
"I move to approve Ordinance 1282 and have the summary ordinance published in the local newspaper as the final step to move this ordinance 1282 into law."

Background:

- In February, the Council supported holding a November 2026 election where voters will be asked to reauthorize the Original Local Option Tax. In addition to re-authorization of the LOT, the Council supported exploring with the public an increasing the tax on "Lodging" and included "services" that are currently taxed by the State of Idaho to address current and long-term funding gap for the Capital Improvement Plan. Ultimately, the City Council determined the new proposed tax increases were as follows: 2% increase on hotel/short-term lodging, one-half percent (.5) increase to retail and one-half percent (.5) increase to building materials.
- The Council continued to adjust the potential tax increases at the following meetings as well as taking robust public testimony:
 - May 28, June 11, and June 25
- The following public engagement opportunities occurred as the options were explored:
 - June 8, 9, 10 – 'Pop-ups' at Town Square, Post Office and Forest Service Park
 - June 29 – survey launch
 - July 7 – Coffee Talk
 - July 9 – KBAC
 - July 13 – Q&A session at City Hall
- Final proposed ballot language (no changes made after 1st or 2nd reading)
"Shall the City of Ketchum adopt Ordinance No. 1282 to renew and continue the City's existing local option non-property taxes for an additional fifteen (15) years, beginning January 1, 2027, and ending December 31, 2041, and increase the percentages of the following:
 - *hotel-motel room occupancy, including short-term rentals of thirty (30) days or less, by an additional two percent (2%), increasing the total rate from two percent (2%) to four percent (4%); and*
 - *building materials sales by an additional one-half percent (0.5%), increasing the total rate from one percent (1%) to one and one-half percent (1.5%); and*

○ *other taxable retail sales, excluding groceries and fuel, by an additional one-half percent (0.5%), increasing the total rate from one percent (1%) to one and one-half percent (1.5%)? All revenues generated by the additional tax-rate increases described above shall be used solely for the maintenance, repair, and construction of city streets, sidewalks, and pathways. Revenues generated by the existing local option tax rates shall remain available for the purposes previously approved by Ketchum voters.”*

- ☐ IN FAVOR
☐ AGAINST

Sustainability Impact:

No direct impact.

Financial Impact:

None OR Adequate funds exist in account:	Failure to re-authorize the Local Option Tax would have significant impact to police, Mountain Rides and Wagon Days as each are directly funded by LOT. The proposed increase in taxation would address the current significant funding deficiency (approx. \$2.0m) for streets maintenance/repair.
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Attachments:

1. (draft) Ordinance 1282
2. Survey results/presentation deck from 7.23.26

CITY OF KETCHUM
ORDINANCE NO. 1282

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING ORDINANCE 712, AS PREVIOUSLY AMENDED, WHICH PROVIDES FOR THE IMPOSITION OF LOCAL OPTION TAXES (LOT); PROVIDING FOR A BALLOT; RENEWING THE COLLECTION OF LOCAL OPTION TAXES FOR AN ADDITIONAL FIFTEEN YEARS BEGINNING JANUARY 1, 2027, AND ENDING DECEMBER 31, 2041; INCREASING CERTAIN LOT RATES AND DESIGNATING SUCH INCREASES TO MAINTENANCE, REPAIR, AND CONSTRUCTION OF STREETS, SIDEWALKS, AND PATHWAYS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum is authorized to collect certain local option taxes (LOT) pursuant to Ordinance 712, as amended by Ordinances 1090, 1097, and 1108 (collectively, the “City LOT Ordinance”).

WHEREAS, the Mayor and City Council of the City of Ketchum, based upon evidence presented, find that the City is a resort city within the meaning of Idaho Code § 50-1044, in that its population does not exceed ten thousand (10,000) according to the most recent decennial census and it derives the major portion of its economic well-being from businesses catering to the recreational needs of, and meeting the needs of people traveling to, Ketchum as a destination city for an extended period of time.

WHEREAS, Ordinance 1090 amended Ordinance 712 to authorize the collection of the City LOT through December 31, 2027, and the City of Ketchum desires to replace that authorization, effective January 1, 2027, with a renewed fifteen-year authorization ending December 31, 2041.

WHEREAS, the City of Ketchum has determined it is in the best interests of the public to renew the collection of LOT for an additional fifteen (15) years, beginning January 1, 2027, and ending December 31, 2041, subject to approval by the registered voters of the City of Ketchum as provided by law.

WHEREAS, the City of Ketchum has determined it is in the best interests of the public to increase certain of the current rates of LOT and to designate the revenues derived from such increases solely to maintenance, repair, and construction of streets, sidewalks, and pathways.

WHEREAS, this Ordinance is intended to provide only for renewal of the City LOT Ordinance and increases to certain LOT rates, and does not add any additional authorized uses of LOT funds.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO:

SECTION 1. BALLOT. The following ballot shall be submitted to the registered voters of the City of Ketchum at the November 3, 2026 election, and the City LOT Ordinance shall be renewed and further amended as provided if the ballot is approved by at least sixty percent (60%) of the qualified electors voting on the question:

SPECIAL NON-PROPERTY TAX ELECTION

CITY OF KETCHUM

STATE OF IDAHO

NOVEMBER 3, 2026

Local Option Tax

Shall the City of Ketchum adopt Ordinance No. 1282 to renew and continue the City's existing local option non-property taxes for an additional fifteen (15) years, beginning January 1, 2027, and ending December 31, 2041, and increase the percentages of the following:

- hotel-motel room occupancy, including short-term rentals of thirty (30) days or less, by an additional two percent (2%), increasing the total rate from two percent (2%) to four percent (4%); and
- building materials sales by an additional one-half percent (0.5%), increasing the total rate from one percent (1%) to one and one-half percent (1.5%); and
- other taxable retail sales, excluding groceries and fuel, by an additional one-half percent (0.5%), increasing the total rate from one percent (1%) to one and one-half percent (1.5%)?

All revenues generated by the additional tax-rate increases described above shall be used solely for the maintenance, repair, and construction of city streets, sidewalks, and pathways. Revenues generated by the existing local option tax rates shall remain available for the purposes previously approved by Ketchum voters.

IN FAVOR

AGAINST

Ordinance No. 1282 was adopted by the Ketchum City Council on _____, 2026, but will only be effective upon approval of sixty percent (60%) of the qualified electors that vote on the question.

SECTION 2. RENEWAL AND INCREASE OF LOCAL OPTION TAX RATES.

If approved by at least sixty percent (60%) of the qualified electors of the City of Ketchum voting on the ballot designated above, the City LOT Ordinance is renewed for an additional fifteen (15) years, beginning January 1, 2027, and ending December 31, 2041, and is further amended to increase the following local option nonproperty tax rates, effective January 1, 2027:

- An additional two percent (2%) hotel-motel room occupancy sales tax on receipts from all short-term rental (30 days or less) charges for hotel rooms, motel rooms, condominium units, tourist homes, or other sleeping accommodations or living units, resulting in a total local option tax rate of four percent (4%) on such receipts.

- An additional one-half percent (.5%) building materials sales tax on building supplies and materials, resulting in a total local option tax rate of one and one-half percent (1.5%) on such sales.
- An additional one-half percent (.5%) sales tax on all remaining taxable retail sales not otherwise described in this Section, resulting in a total local option tax rate of one and one-half percent (1.5%) on such sales.

The renewal authorized herein shall supersede and replace the authorization previously granted under Ordinance 1090 with respect to any period on or after January 1, 2027.

The revenues derived from the increases listed in this Section are designated solely to maintenance, repair, and construction of streets, sidewalks, and pathways. Revenues derived from the existing local option tax rates shall remain available for the purposes previously approved by Ketchum voters under the City LOT Ordinance.

This Ordinance does not add any additional authorized uses of LOT funds.

SECTION 3. NON-IMPAIRMENT OF SUPPLEMENTAL LOT. Nothing in this Ordinance amends, extends, terminates, or otherwise affects the supplemental one percent (1%) local option non-property tax separately authorized under Ordinance Nos. 1108, 1166, and 1244, or the allocation of that supplemental tax between air-service support and community housing.

SECTION 4. SEVERABILITY CLAUSE. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. PUBLICATION. This Ordinance shall be published once in the official newspaper of the City.

SECTION 6. REPEALER CLAUSE. All City code sections, ordinances or resolutions or parts thereof, which are in conflict herewith are hereby repealed.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be in full force and effect on January 1, 2027, after voter approval, passage by City Council and Mayor, and publication according to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, and approved by the Mayor this ____ day of _____, 2026.

Peter Prekeges, Mayor

ATTEST:

Trent Donat
City Clerk



Proposed Original LOT Ballot Language Survey Results

July 23, 2026



PURPOSE AND DISTRIBUTION

PURPOSE

- Introduce the public to the proposed Original LOT ballot language
- Determine if the ballot language was clear
- Understand public awareness regarding implications if it does/doesn't pass
- Learn about what topics the public wants to better understand to make informed decisions on the measure
- Determine the public's preferred method of communication for ballot measure education

Note: we cannot legally ask if survey respondents support the proposed ballot measure

SURVEY DETAILS

When?

- June 29-July 23

Where?

- On the city's website

Access was provided through:

- emails to subscribers;
- paid social media in Ketchum City Limits;
- newspaper articles;
- public presentations; and
- printed materials.

Method

- Multiple-choice and open-ended questions

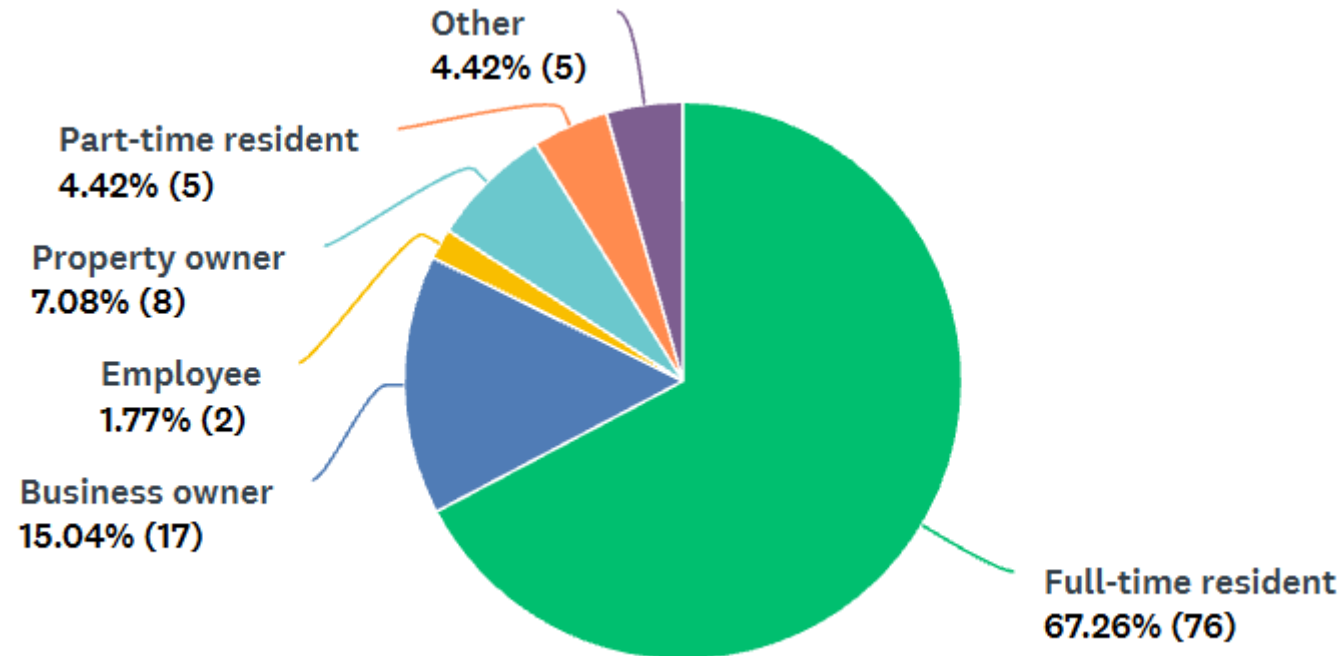


RESULTS

SURVEY RESPONDENTS

- 133 people participated, primarily full-time Ketchum residents (67.26%)

Residency/Employment Status in Ketchum



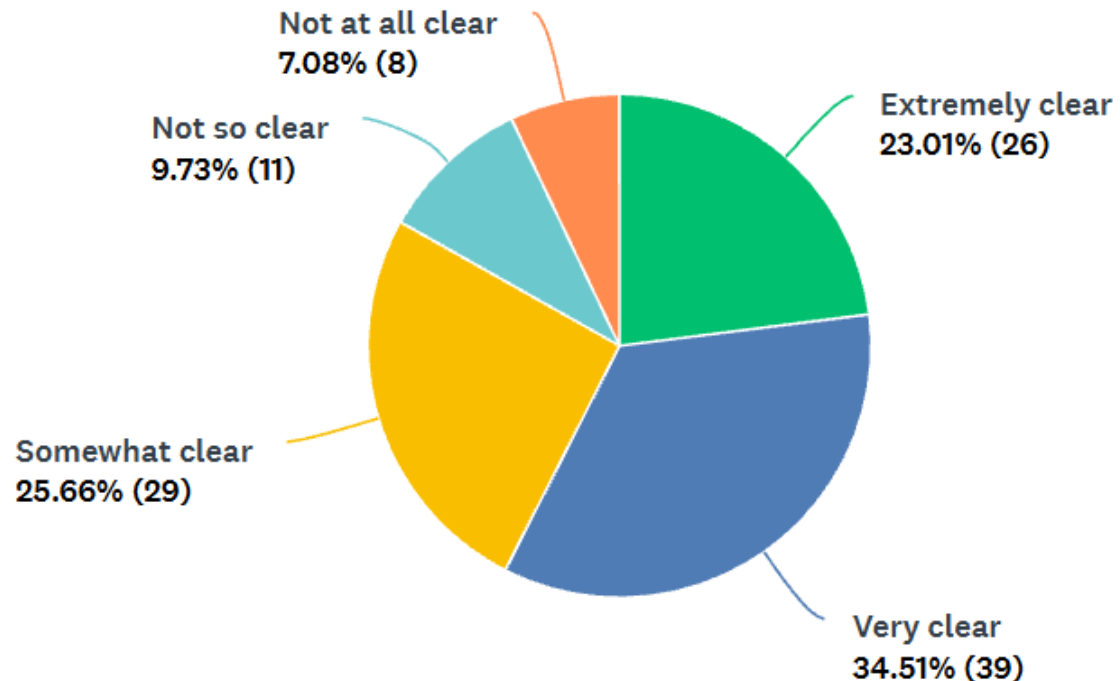


RESULTS

BALLOT LANGUAGE CLARITY

- Most respondents felt like they understood the ballot measure language.

How clear is the draft ballot language?



What would you like clarified (56 respondents)?

Common Themes	# of Comments
Include the current LOT percentages and the totals, should it pass	15
More education in general is needed	12
Locals should not be taxed	7
Specify what retail purchases are subject to LOT	6
Text formatting was confusing	4

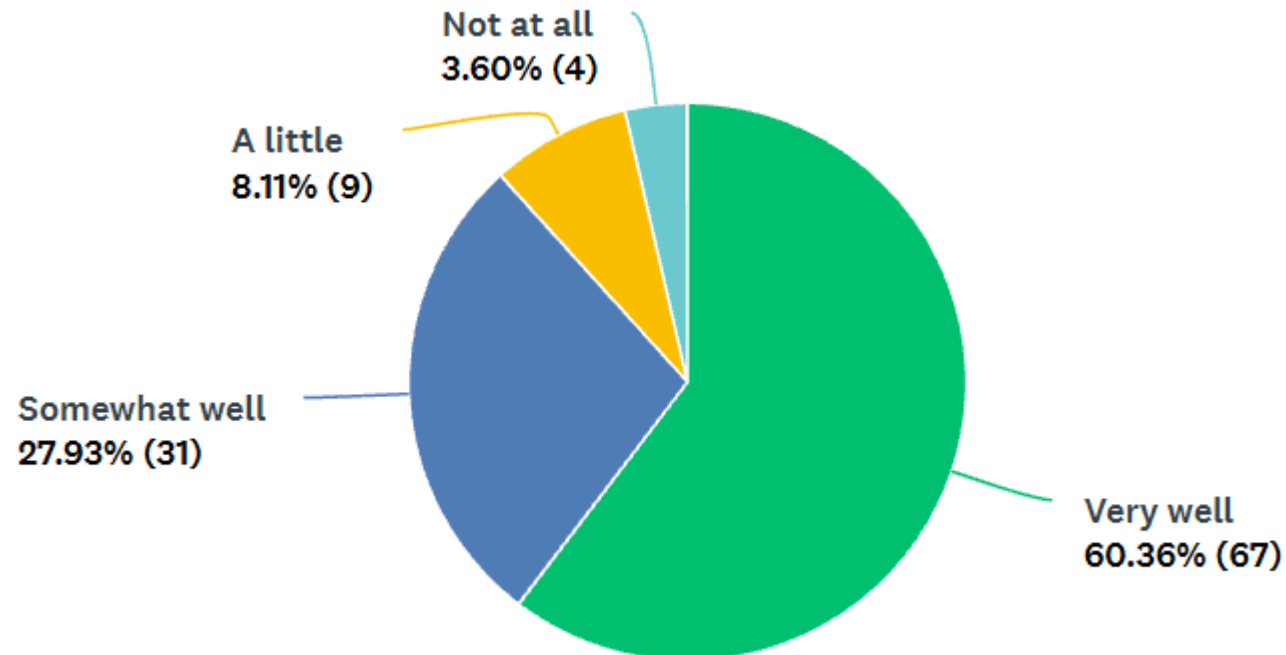


RESULTS

UNDERSTANDING LOT CHANGES

- Most respondents knew very well what would happen if the ballot measure passed.

How well do you feel you understand what the proposed measure would do?





RESULTS

QUESTIONS REGARDING THE BALLOT MEASURE

- Less than 50% of total respondents had questions about the ballot measure.
- Out of all those surveyed, about 18% questioned why LOT should be paid by locals at all or if it is needed.

What questions do you have about the proposed ballot measure (55 respondents)?

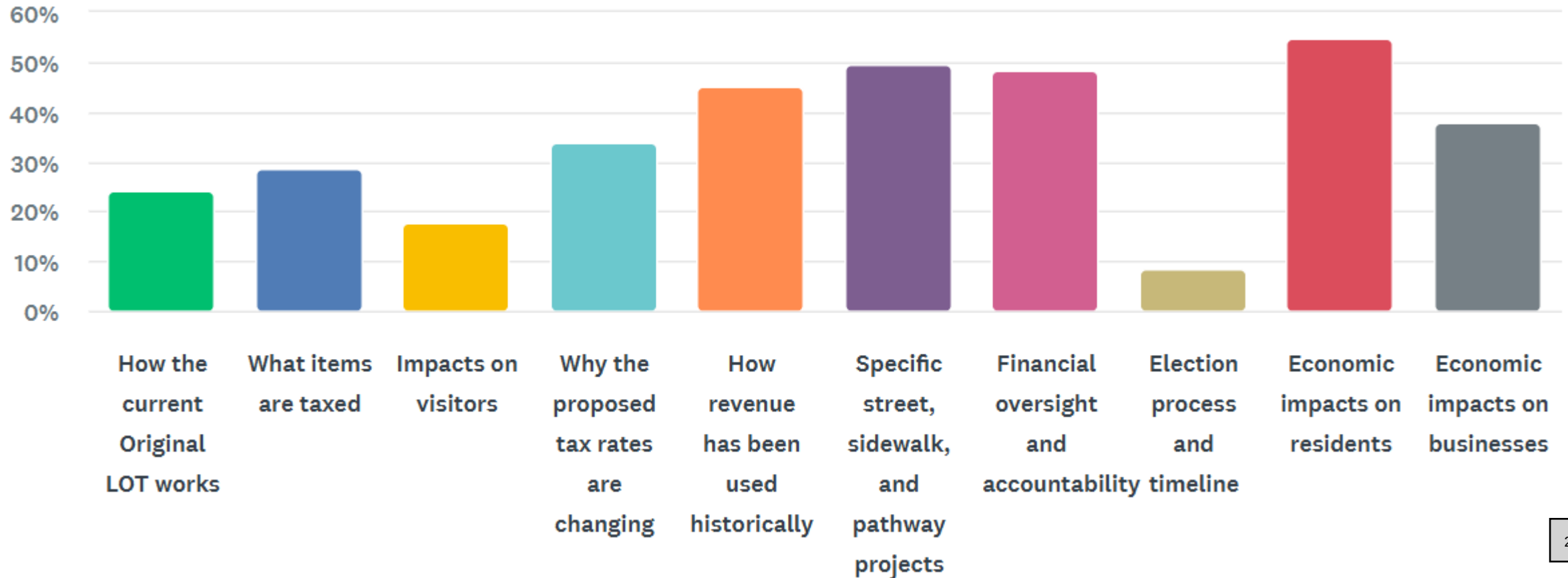
Common Themes	# of Comments
Why increase taxes on locals?	12
Why can't you reduce spending or find funding elsewhere?	12
Can you be more specific regarding what the new funding would pay for?	8
Will my property taxes be affected if this passes?	4
Why the 15-year duration?	4
Why tax building materials?	4



RESULTS

EDUCATION OPPORTUNITIES RELATED TO THE BALLOT MEASURE

Which topics would you like more information about?

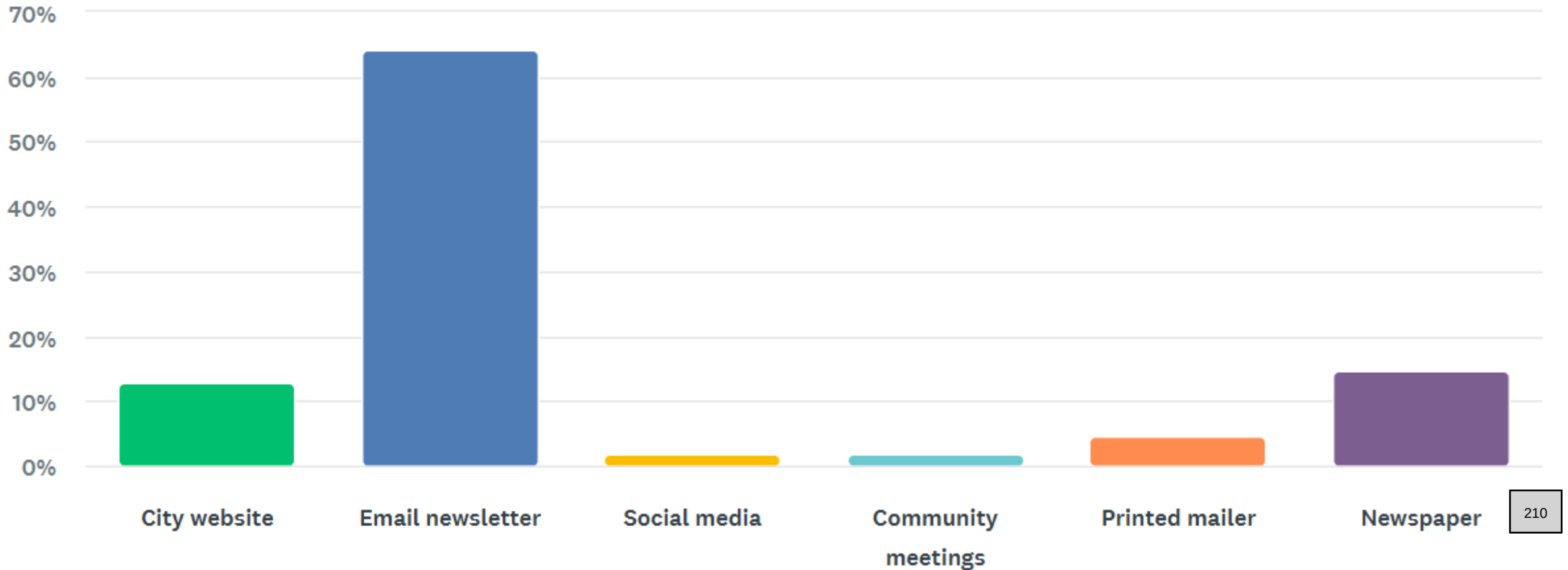




RESULTS

PREFERRED EDUCATION METHODS

How would you prefer to receive information about the ballot measure?





Questions?



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: August 13, 2026 Staff Member/Dept: Abby Rivin, AICP – Senior Planner
Planning and Building Department

Agenda Item: Recommendation to review and approve the 330 Topaz Street Residence Lot Consolidation Preliminary Plat and two requested Subdivision Exceptions.

Recommended Motion:

"I move to approve the 330 Topaz Street Residence Lot Consolidation Preliminary Plat Application (File No. 26-KET-00135) and the requested Subdivision Exceptions, subject to conditions, and adopt the Findings of Fact, Conclusions of Law, and Decision."

Reasons for Recommendation:

- The Preliminary Plat is consistent with the 2025 Comprehensive Plan, complies with the applicable subdivision and zoning standards, and conforms to the approved Mountain Overlay Design Review.
- The consolidation eliminates a substandard lot, reduces the number of developable parcels from two to one, and creates a more conforming parcel without increasing density, building coverage, or development rights.
- The property's existing roadway, access, and irrigation constraints support the requested Subdivision Exceptions, and the recommended conditions protect Topaz Street operations, prohibit vehicular access from Garnet Street, and preserve the irrigation conveyances.

Policy Analysis and Background (non-consent items only):

INTRODUCTION

The applicant proposes to consolidate Tax Lots 8258 and 8259 at 330 Topaz Street into one approximately 18,678-square-foot parcel. The property is located in the Limited Residential (LR) Zoning District and Mountain Overlay (MO) District (see Figure 1). The consolidation is associated with the demolition of the existing residence and construction of a new single-family residence and related site improvements.

The two tax lots are under common ownership and have historically functioned as one residential property. The consolidation formalizes this existing development pattern and eliminates the internal property line between the lots. It does not increase allowable density, development potential, or building coverage. Instead, it reduces the number of developable parcels from two to one and eliminates Tax Lot 8259, an existing substandard lot.



Figure 1: Subject Property

The internal property line would otherwise cause the proposed residence to encroach into the LR Zone's required 20-foot rear setback. Following consolidation, the residence will be approximately 89 feet 10 inches from the rear property line along Garnet Street, substantially exceeding the minimum requirement.

Lot consolidations are processed as major subdivisions. In the LR Zone, a lot consolidation requires approval of a Subdivision Exception under LDC §16.07.080.A.1.b(5). The applicant requests two Subdivision Exceptions:

- An exception to permit the lot consolidation in the LR Zone; and
- An exception to the prohibition against double-frontage lots because the consolidated parcel will front both Topaz and Garnet streets.

Process to Date

LDC §16.07.080.A.1.c(2)(B) requires a Lot Consolidation Preliminary Plat application to be submitted concurrently with the applicable building permit or development application. The applicable development application for this project is Mountain Overlay (MO) Design Review.

The Planning and Zoning Commission (Commission) reviewed the Preapplication Mountain Overlay Design Review (Application File No. P26-001) on May 7, 2026. The applicant submitted the complete final Mountain Overlay Design Review application (Application File No. 26-KET-00126) on May 11, 2026, and the complete Lot Consolidation Preliminary Plat application (Application File No. 26-KET-00135) on May 19, 2026.

The Commission held a combined public hearing on both applications on June 17, 2026. The Commission unanimously approved the Mountain Overlay Design Review and recommended that the City Council approve the Preliminary Plat and requested Subdivision Exceptions, subject to conditions. The application materials, staff report, and meeting recording are available on the City's website [here](#). The Commission adopted its Findings of Fact, Conclusions of Law, and Decisions on July 16, 2026.

REVIEW CRITERIA

Under LDC §16.07.080.A.1.d(1), the City Council must determine whether the Preliminary Plat:

- Is consistent with the Comprehensive Plan;
- Complies with the subdivision standards in Chapter 16.06;
- Complies with the applicable zoning district standards;
- Complies with the applicable use, dimensional, design, and development standards of the Land Development Code;
- Provides a layout of lots, streets, blocks, driveways, utilities, drainage, and other public facilities and services that minimizes disturbance to sensitive areas and community assets;
- Provides evidence of connections to the public water and sewer systems; and
- Identifies and adequately mitigates known natural hazards.

LDC §16.07.080.A.1.d(2) also requires a Lot Consolidation Preliminary Plat to conform to all applicable building permit and land use development approvals. The Commission approved the associated Mountain Overlay Design Review on June 17, 2026. The MO Design Review approval is conditioned upon approval of the Lot Consolidation Preliminary Plat.

Under LDC §16.07.080.D.4, the City Council may approve a Subdivision Exception, upon the Commission's recommendation, if:

- Special physical characteristics or conditions affecting the property would make strict application of the subdivision standards an undue hardship;
- The hardship is not the result of actions by the applicant; and
- The exception would not be detrimental to public health, safety, or welfare or injurious to nearby property owners.

ANALYSIS

Comprehensive Plan Consistency

The property is designated Low-Density Residential (LDR) on the Future Land Use Map of the 2025 Cohesive Ketchum Comprehensive Plan and is within the Mountain Overlay. The LDR Future Vision anticipates predominantly single-family residential neighborhoods with densities of approximately one to five dwelling units per acre. It also states that these areas are not intended to change significantly, while supporting efficient use of available land. The proposal is consistent with that vision because it retains the site's single-family residential use, does not increase density, and reduces the number of developable parcels from two to one.

The proposal also advances the following Comprehensive Plan policies:

- **Policy BNE-1.1—Growth Management:** supports context-sensitive infill and redevelopment where supported by the Future Land Use Plan and available services;
- **Policy BNE-1.2—Neighborhood Characteristics:** calls for reinforcing the distinct characteristics of Ketchum's neighborhoods;
- **Policy BNE-1.5—Context-Sensitive Development:** requires infill and redevelopment to respond to surrounding development, site features, mountain views, and natural features; and
- **Policy BNE-2.2—Hillside Protections:** directs the City to protect hillsides through implementation of the Mountain Overlay standards.

The site is within an established residential neighborhood and has already been altered by the existing residence, accessory structures, grading, landscaping, irrigation conveyances, and roadway improvements. It contains no slopes exceeding 25 percent, and the project does not extend development into previously undisturbed hillside areas. As approved through MO Design Review, the project concentrates development on the most suitable and previously disturbed portion of the property, removes an existing residence that encroaches into the required uphill setback, removes unnecessary asphalt, and regrades and revegetates previously disturbed areas.

The lot consolidation supports this approved site design while eliminating one substandard lot and reducing future development potential. Staff therefore finds that the Preliminary Plat is consistent with the LDR Future Vision and Policies BNE-1.1, BNE-1.2, BNE-1.5, and BNE-2.2 of the 2025 Comprehensive Plan.

Preliminary Plat

The applicant proposes to combine Tax Lots 8258 and 8259 into one approximately 18,678-square-foot parcel. The tax lots are under common ownership and have historically functioned as a single residential property. The consolidation formalizes this existing development pattern and eliminates the internal property line that would otherwise cause the proposed residence to encroach into the LR Zone's required rear setback.

The property is constrained by existing roadway and irrigation infrastructure. Topaz Street crosses the northern portion of Tax Lot 8258, and the City uses portions of the property for roadway maintenance, drainage, snow storage, snowplow operations, and emergency-vehicle turnaround. The southern boundary of Tax Lot 8259 extends into the unpaved portion of Garnet Street. The McCoy (Weyyakin) and Reinheimer irrigation conveyances also cross the property.

The Commission found that the Preliminary Plat:

- Is consistent with the Comprehensive Plan and applicable subdivision and zoning standards;
- Provides adequate access and utility service;
- Concentrates development within the most suitable and previously disturbed portion of the property;
- Conforms to the approved Mountain Overlay Design Review; and
- Creates a more conforming parcel by eliminating a substandard lot and establishing one parcel capable of accommodating development consistent with current zoning standards.

Subdivision Exceptions

Lot consolidations in the LR Zone require a subdivision exception under LDC §16.07.080.A.1.b(5). The applicant also requests an exception to the prohibition against double-frontage lots because the consolidated parcel will have frontage along both Topaz and Garnet streets.

Tax Lot 8259 contains approximately 5,828 square feet—3,172 square feet less than the LR Zone’s minimum lot area of 9,000 square feet. Its independent development potential is further constrained by the irrigation conveyances, the portion of Garnet Street extending onto the property, and restrictions on vehicular access from the unpaved portion of Garnet Street.

A 1997 Settlement Agreement, recorded as Instrument No. 403847, governs the adjoining unpaved portion of Garnet Street. The agreement designates this segment as a private driveway, limits access to the properties identified in the agreement, prohibits access by additional lots, and prohibits changes to the driveway’s width, grade, or surface. Following the Commission’s review, staff reviewed the recorded agreement and related property records and determined that Tax Lot 8259 is not among the properties authorized to use the private driveway. Accordingly, although Tax Lot 8259 has frontage along Garnet Street, it has no corresponding right of vehicular access from the unpaved portion of that street.

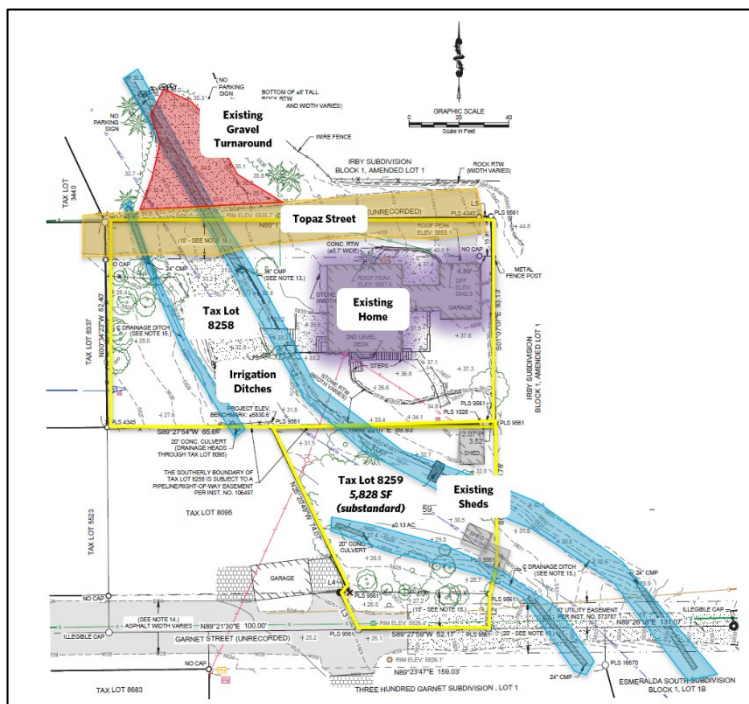


Figure 2: Existing Parcels and Site Constraints

Consolidation eliminates the need to establish separate access to Tax Lot 8259 because the resulting parcel will continue to be served from Topaz Street. To ensure that future development remains consistent with this access restriction and the basis for the double-frontage exception, the Commission recommended the following condition:

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.

The consolidation reduces the number of developable parcels from two to one and eliminates the ability to develop Tax Lot 8259 independently. It does not create additional development rights, increase allowable density, or create new access opportunities. Instead, it eliminates a substandard parcel and supports a coordinated site design that minimizes grading, site disturbance, utility extensions, and access improvements.

The substandard size and existing configuration of Tax Lot 8259, the roadway and irrigation infrastructure crossing the property, and the restrictions affecting access from Garnet Street predate the current application and are not the result of actions by the applicant.

The Commission and staff found that:

- Special physical characteristics and conditions affect the property, and strict application of the subdivision standards would result in undue hardship not caused by the applicant;
- The requested exceptions will not be detrimental to public welfare, health, or safety or injurious to property owners in the immediate area; and
- The exceptions will eliminate a substandard parcel, reduce future development potential, and support a coordinated site design without creating additional development or access rights.

Topaz Street and Turnaround Easement

Topaz Street is a substandard roadway, and portions of the roadway adjoining the property cross private property. The City has historically maintained and removed snow from Topaz Street to the existing turnaround near the property. To preserve adequate space for maintenance, snow storage, drainage, and emergency access, the City

requires a 15-foot-wide easement measured from the edge of asphalt along the City-maintained portion of the roadway. Areas east of the turnaround that the City has not historically maintained are considered private driveway access and are not subject to this requirement.

LDC §16.07.080.A.1.c(2)(A)j requires a Preliminary Plat to identify the location and dimensions of existing and proposed easements. The plat reviewed by the Commission did not clearly depict or dimension the easement needed for fire apparatus, emergency services, snowplow operations, and roadway maintenance at the Topaz Street turnaround. The Commission therefore recommended that the plat be revised before City Council review.

The applicant subsequently submitted a revised Preliminary Plat depicting and dimensioning the required turnaround easement. The revised plat is included as Attachment 2.

Irrigation Conveyances

The McCoy (Weyyakin) and Reinheimer irrigation conveyances cross the property. The applicant proposes to relocate portions of both conveyances into underground pipes to accommodate the approved residence and related site improvements. The Commission addressed the design and engineering requirements for this work through Condition No. 4 of the Mountain Overlay Design Review approval. Before issuance of a building permit, the applicant must provide an engineered relocation plan demonstrating uninterrupted gravity flow, equivalent or greater hydraulic capacity, no adverse effects on upstream or downstream properties, required authorization from affected interest holders, and appropriate agreements governing future maintenance and liability.

For purposes of the Preliminary Plat, LDC §16.06.050.F.2 requires easements wide enough to contain the conveyances and provide access for maintenance and reconstruction. Because the final alignments remain subject to engineering review, the associated easements may be refined before Final Plat approval. The Commission therefore recommended the following condition:

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.

This condition, together with the approved Mountain Overlay Design Review conditions, adequately protects continued conveyance, access, and maintenance without requiring the Council to approve the final engineering design at the Preliminary Plat stage.

RECOMMENDATION

Staff finds that the application satisfies the applicable Preliminary Plat, Lot Consolidation, subdivision design and development, and Subdivision Exception criteria. The Planning and Zoning Commission unanimously recommended approval.

Staff recommends that the City Council approve the 330 Topaz Street Lot Consolidation Preliminary Plat and requested Subdivision Exceptions, subject to the recommended conditions, and adopt the Findings of Fact, Conclusions of Law, and Decision included as Attachment 3.

Council Options

The City Council may:

- Approve the Preliminary Plat and requested Subdivision Exceptions, subject to the recommended conditions;
 - Approve the Preliminary Plat and requested exceptions with additional or modified conditions;
 - Continue the hearing to a date certain and request additional information, revisions, or conditions;
- or

- Deny the Preliminary Plat and requested exceptions based on findings that the applicable review criteria have not been satisfied.

Sustainability Impact:

None OR state impact here:	The proposal concentrates development on a previously disturbed residential site, avoids slopes exceeding 25 percent, removes unnecessary pavement, supports revegetation of disturbed areas, and reduces future development potential from two lots to one.
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Financial Impact:

None OR Adequate funds exist in account:	No direct budget impact. The application does not request City funding.
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Attachments:

1. Application and Supporting Materials
2. Lot Consolidation Preliminary Plat
3. Draft City Council Findings of Fact, Conclusions of Law, and Decision

Attachment 1

Application and Supporting Materials



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 Patric

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.



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.

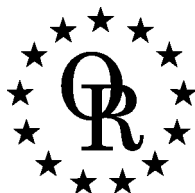
Condition #4 - Unique geographic features

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.

Issued by:

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

President

Attest

Secretary

Authorized Signatory

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 Assured 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

A handwritten signature in black ink, appearing to be 'NB' or similar initials, written in a cursive style.

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°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 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

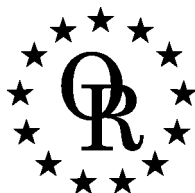
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Thence North 25°38'32" West, 74.10 feet to a 5/8" rebar, P.L.S. 9561;
Thence North 89°08'00" East, 90.00 feet to a 1/2" rebar, P.L.S. 9561;
Thence South 00°48'02" East, 56.70 feet to a 1/2" rebar, P.L.S. 9561;
Thence South 13°51'46" West, 12.12 feet 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.

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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.

Issued by:

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

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By

President

Attest

Secretary

Authorized Signatory

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- a. the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
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- c. "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
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- 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:

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- (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.
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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 Assured 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
JOLYNN DRAGE Fee: \$13.00
Ex-Officio Recorder Deputy: SG
Electronically Recorded by Simplifile

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.

[Signature]
Notary Public
Residing at Ketchum
My commission expires: 7.26.2017

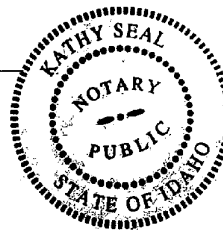


Exhibit A
LEGAL DESCRIPTION

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 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. (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°51'46" 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. (Tax Lot 8259)

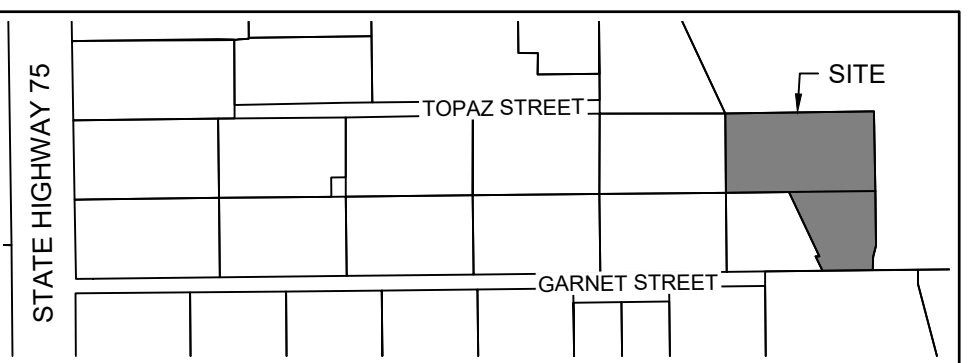
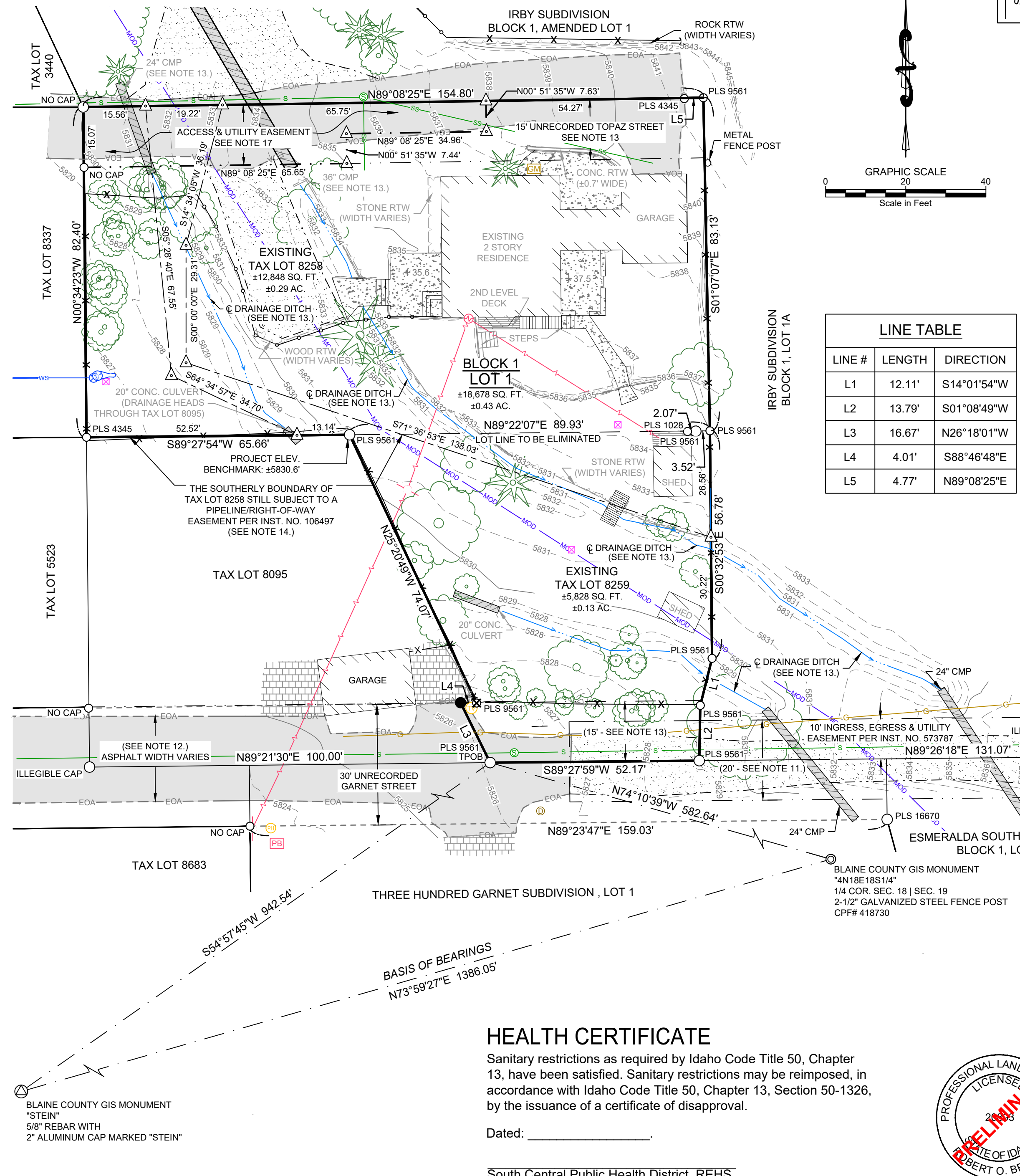
Attachment 2

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
AUGUST 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 OF 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'.
17. A PUBLIC ACCESS AND UTILITY EASEMENT IS GRANTED, AS SHOWN HEREON.
18. A 10 WIDE CANAL/DITCH MAINTENANCE EASEMENT TO BENEFIT THE WATER RIGHT HOLDER IS GRANTED, ALONG THE EXISTING UNDERGROUND PIPE, AS SHOWN HEREON.



VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
 - ADJOINER'S LOT LINE
 - LOT LINE TO BE ELIMINATED
 - BLAINE COUNTY G.I.S. TIE LINE
 - TIE LINE
 - ACCESS AND UTILITY EASEMENT (SEE NOTE 17)
 - CENTERLINE OF 10' WIDE CANAL/DITCH EASEMENT (SEE NOTE 18)
 - EXISTING EASEMENT (TYPE AND WIDTH AS NOTED - SEE NOTES)
 - MOUNTAIN OVERLAY DISTRICT PER CITY OF KETCHUM ZONING
 - 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"
 - CALCULATED POINT, NOT 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
- TPOB = TRUE POINT OF BEGINNING
CMP = CORRUGATED METAL PIPE
RTW = RETAINING WALL
CONC = CONCRETE

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

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



A PRELIMINARY PLAT SHOWING:
MCNEAL SUBDIVISION

GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 1 OF 3
Job No. 25313

Attachment 3

Draft

City Council

Findings of Fact, Conclusions of Law, and
Decision



IN RE:)
)
330 Topaz Street Residence) KETCHUM CITY COUNCIL
Lot Consolidation Preliminary Plat) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
) DECISION
Application File Number: 26-KET-00135)
)
)
Date: August 13, 2026)

PROJECT: 330 Topaz Street Residence

FILE NUMBER: 26-KET-00135

APPLICATION TYPE: Lot Consolidation Preliminary Plat

ASSOCIATED APPLICATIONS: Mountain Overlay Design Review 26-KET-00126,
Preapplication Mountain Overlay Design Review P26-001

PROPERTY OWNER: Matthew & Kathryn McNeal

ARCHITECT: Gretchen Wagner, AIA, Scape Design Studio

REQUEST: Lot Consolidation Preliminary Plat to consolidate Tax Lots 8258
and 8259 into one parcel, with requested Subdivision
Exceptions to permit lot consolidation in the LR Zone and a
resulting double-frontage lot.

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

ZONING: Limited Residential (LR)

OVERLAY: Mountain Overlay

RECORD OF PROCEEDINGS

The City of Ketchum Planning and Zoning Commission (Commission) reviewed the Preapplication Mountain Overlay Design Review (Application File No. P26-001) on May 7, 2026. The applicant submitted the complete final Mountain Overlay Design Review application (Application File No. 26-KET-00126) on May 11, 2026, and the complete Lot Consolidation Preliminary Plat application (Application File No. 26-KET-00135) on May 19, 2026.

The Commission held a combined public hearing on both applications on June 17, 2026. The Commission unanimously approved the Mountain Overlay Design Review and recommended that

the City Council approve the Preliminary Plat and requested Subdivision Exceptions, subject to conditions. The Commission adopted its Findings of Fact, Conclusions of Law, and Decisions on July 16, 2026.

The Ketchum City Council (Council) held a public hearing and considered the Lot Consolidation Preliminary Plat application on August 13, 2026. A public hearing notice was mailed to all property owners within 300 feet of the project site on July 22, 2026. The notice was published in the Idaho Mountain Express on July 22, 2026. A notice was posted on the city's website on July 29, 2026 and on the project site on August 6, 2026.

FINDINGS OF FACT

Having reviewed the entire project record, provided the required notice, and conducted the public hearing, the Council makes the following Findings of Fact, Conclusions of Law, and Decision.

Project and Existing Conditions

The applicant submitted a Lot Consolidation Preliminary Plat application to consolidate Tax Lots 8258 and 8259 at 330 Topaz Street into one approximately 18,678-square-foot parcel. The property is located in the Limited Residential (LR) Zoning District and Mountain Overlay (MO) District.

The consolidation is associated with the demolition of the existing residence and construction of a new two-story, approximately 5,823-square-foot single-family residence and related site improvements approved by the Planning and Zoning Commission through Mountain Overlay Design Review Application File No. 26-KET-00126.

Lot consolidations are processed as major subdivisions. In the LR Zone, a lot consolidation requires approval of a Subdivision Exception pursuant to LDC §16.07.080.A.1.b(5). The resulting parcel will also have frontage along both Topaz and Garnet streets; therefore, the applicant requests a second Subdivision Exception from the prohibition against creating double-frontage lots in LDC §16.06.050.A.4. Consistent with LDC §16.07.080.A.1.c(2)(B), the Preliminary Plat application was submitted concurrently with the Mountain Overlay Design Review application.

Tax Lot 8258 is developed with an existing single-family residence constructed in approximately 1930. Two accessory structures are located on Tax Lot 8259. The two tax lots are under common ownership and have historically functioned as one residential property.

Comprehensive Plan Consistency

Pursuant to LDC §16.07.080.A.1.d(1)(A), the Preliminary Plat must be consistent with the Comprehensive Plan.

The property is designated Low-Density Residential (LDR) on the Future Land Use Map of the 2025 Cohesive Ketchum Comprehensive Plan. The LDR Future Vision anticipates predominantly single-family residential neighborhoods with densities of approximately one to five dwelling units per acre. It further states that these neighborhoods are not intended to change significantly while supporting efficient use of available land.

The proposal retains the property's single-family residential use and does not increase density or development potential. Instead, it reduces the number of developable parcels from two to one and eliminates an existing substandard lot.

The proposal also advances the following Comprehensive Plan policies:

- Policy BNE-1.1—Growth Management, which supports context-sensitive infill and redevelopment where supported by the Future Land Use Plan and available services;
- Policy BNE-1.2—Neighborhood Characteristics, which calls for reinforcing the distinct characteristics of Ketchum's neighborhoods;
- Policy BNE-1.5—Context-Sensitive Development, which directs infill and redevelopment to respond to surrounding development, site features, mountain views, and natural features; and
- Policy BNE-2.2—Hillside Protections, which directs the City to protect hillsides through implementation of the Mountain Overlay standards.

The property is within an established residential neighborhood and has previously been disturbed by the existing residence, accessory structures, grading, landscaping, irrigation conveyances, and roadway improvements. The property contains no slopes exceeding 25 percent, and the approved development does not extend into previously undisturbed hillside areas. As approved through Mountain Overlay Design Review, the project concentrates development within the most suitable and previously disturbed portion of the property, removes an existing residence that encroaches into the required uphill setback, removes unnecessary pavement, and regrades and revegetates previously disturbed areas.

The Council finds that the Preliminary Plat is consistent with the LDR Future Vision and Policies BNE-1.1, BNE-1.2, BNE-1.5, and BNE-2.2 of the 2025 Comprehensive Plan.

Lot Consolidation Preliminary Plat

The Preliminary Plat consolidates Tax Lots 8258 and 8259 into one approximately 18,678-square-foot parcel. The consolidation formalizes the property's existing use as one residential site and eliminates the internal property line between the tax lots.

The internal property line would otherwise cause the approved residence to encroach into the LR Zone's required 20-foot rear setback. Following consolidation, the residence will be approximately 89 feet 10 inches from the rear property line along Garnet Street, substantially exceeding the minimum setback.

The property is constrained by existing roadway and irrigation infrastructure. Topaz Street crosses the northern portion of Tax Lot 8258, and portions of the property are used for roadway maintenance, drainage, snow storage, snowplow operations, and emergency-vehicle turnaround. The southern boundary of Tax Lot 8259 extends into Garnet Street. The McCoy (Weyyakin) and Reinheimer irrigation conveyances also cross the property.

The applicant submitted a revised Preliminary Plat depicting and dimensioning the easement required for fire apparatus, emergency services, snowplow operations, and roadway maintenance at the Topaz Street turnaround. The final locations and dimensions of easements associated with the relocated irrigation conveyances remain subject to engineering review and must be shown on the Final Plat as required by the conditions of approval.

The Council finds that the Preliminary Plat:

- Is consistent with the Comprehensive Plan and applicable subdivision and zoning standards;
- Provides adequate access and utility service;
- Concentrates development within the most suitable and previously disturbed portion of the property;
- Conforms to the approved Mountain Overlay Design Review; and
- Creates a more conforming parcel by eliminating a substandard lot and establishing one parcel capable of accommodating development consistent with current zoning standards.

Subdivision Exceptions

Lot consolidation in the LR Zone requires a Subdivision Exception pursuant to LDC §16.07.080.A.1.b(5). The applicant also requests an exception from LDC §16.06.050.A.4 because the consolidated parcel will have frontage along both Topaz and Garnet streets.

Under LDC §16.07.080.D.4, the Council must consider whether special physical characteristics or conditions affecting the property would make literal enforcement of the subdivision standards an undue hardship not caused by the subdivider and whether the requested exceptions would be detrimental to public welfare, health, or safety or injurious to property owners in the immediate area.

Tax Lot 8259 contains approximately 5,828 square feet, which is 3,172 square feet less than the LR Zone's minimum lot area of 9,000 square feet. Its independent development potential is further constrained by the irrigation conveyances, the portion of Garnet Street extending onto the property, and restrictions on vehicular access from the unpaved portion of Garnet Street.

A 1997 Settlement Agreement, recorded as Instrument No. 403847, governs the adjoining unpaved portion of Garnet Street. The agreement designates this segment as a private driveway, limits its use to the properties identified in the agreement, prohibits access by additional lots, and prohibits changes to the driveway's width, grade, or surface. Staff reviewed the recorded agreement and related property records following the Commission's review and determined that Tax Lot 8259 is not among the properties authorized to use the private driveway. Accordingly, although Tax Lot 8259 has frontage along Garnet Street, the record does not establish a corresponding right of vehicular access from the unpaved portion of that street.

Consolidation eliminates the need to establish separate access to Tax Lot 8259 because the resulting parcel will continue to be served from Topaz Street. A condition of approval requires the Final Plat to prohibit vehicular access from Garnet Street.

The consolidation reduces the number of developable parcels from two to one and eliminates the ability to develop Tax Lot 8259 independently. The consolidation does not create an additional parcel or increase the number of independently developable lots. Instead, it reduces the number of legal parcels from two to one and eliminates the independent development potential of Tax Lot 8259. Instead, it eliminates a substandard parcel and supports a coordinated site design that minimizes grading, site disturbance, utility extensions, and access improvements.

The substandard size and existing configuration of Tax Lot 8259, the roadway and irrigation infrastructure crossing the property, and the restrictions affecting access from Garnet Street predate the current application and are not the result of actions by the applicant.

Based on these facts, the Council finds that:

1. Special physical characteristics and conditions affect the property, and literal enforcement of the applicable subdivision standards would result in undue hardship not caused by the applicant;
2. The requested exceptions will eliminate a substandard parcel, reduce future development potential, and support a coordinated site design without creating additional development or access rights; and
3. Subject to the conditions of approval, the requested exceptions will not be detrimental to public welfare, health, or safety or injurious to property owners in the immediate area.

The Council therefore concludes that both requested Subdivision Exceptions satisfy LDC §16.07.080.D.4.

FINDINGS REGARDING COMPLIANCE WITH PRELIMINARY PLAT CRITERIA

Preliminary Plat Review Criteria (LDC §16.07.080.A.1.d)		
Land Development Code Section	Preliminary Plat Review Criteria & Council Findings	
16.07.080.A.1.d(1)(A)	The Preliminary Plat is consistent with the Comprehensive Plan.	Conformance YES
Council Findings	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
Council Findings	Compliance with applicable subdivision standards is evaluated in the following table.	
16.07.080.A.1.d(1)(C)	The Preliminary Plat complies with the applicable zoning district standards.	Conformance YES
Council Findings	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
Council Findings	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	Conformance YES

	services designed to minimize the amount of disturbance to sensitive areas and/or community assets.	
Council Findings	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
Council Findings	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
Council Findings	The property is not located within the Avalanche Overlay District or a mapped floodplain, and the submitted survey does not identify slopes exceeding 25 percent. The associated Mountain Overlay Design Review addressed grading, drainage, emergency access, vegetation disturbance, and other site-development considerations. The Council finds that the Preliminary Plat identifies and adequately addresses the natural-hazard conditions applicable to the property.	
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
Council Findings	The Lot Consolidation Preliminary Plat was reviewed concurrently with the Mountain Overlay Design Review application for redevelopment of the property with a new single-family residence. The Commission approved the Mountain Overlay Design Review on June 17, 2026, and adopted its Findings of Fact, Conclusions of Law, and Decision on July 16, 2026. The proposed lot consolidation conforms to that approval by eliminating the internal property line that would otherwise cause the approved residence to encroach into the required rear setback. 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. The Council 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.	

FINDINGS REGARDING COMPLIANCE WITH SUBDIVISION DEVELOPMENT DESIGN STANDARDS

Development and Design Standards (LDC §16.06.050)		
Land Development Code Section	Development and Design Standards & Council Findings	
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.	Conformance YES

	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.	
Council Findings	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 eliminates an existing substandard lot and results in a more functional parcel configuration. 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. The Council 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 Council Findings 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. The Council 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	Conformance N/A

	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.	
Council Findings	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

Council Findings	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, <i>Access, Connectivity, and Circulation</i>, 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 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	Conformance N/A

	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.	
Council Findings	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. The Council 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
Council Findings	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. The Council 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.	
Council Findings	The property contains existing roadway and irrigation infrastructure requiring easements for continued access, operation, and maintenance. The applicant has provided a revised Preliminary Plat depicting and dimensioning a 15-foot-wide easement at the Topaz Street turnaround for roadway maintenance, drainage, snow storage, snowplow operations, fire apparatus, and emergency services. The McCoy (Weyyakin) and Reinheimer irrigation conveyances also cross the property. Portions of both conveyances are proposed to be relocated and piped as part of the approved development. Consistent with LDC §16.06.050.F.2 and F.5, the relocated conveyances must remain accessible for maintenance and reconstruction, and no conveyance may be rerouted or modified without prior written approval from the entity or property owner holding the applicable water or conveyance rights. The final conveyance designs remain subject to engineering review, and the Final Plat must depict and dimension all easements necessary to accommodate the approved alignments and continued operation and maintenance of the conveyances. Subject to the conditions of approval, the Council finds that the proposed subdivision complies with the easement requirements of LDC §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 provisions for sewage disposal pursuant to the requirements of the Idaho Department of Health and Welfare and the Council may be	Conformance YES

	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.	
Council Findings	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. The Council 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
Council Findings	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. The Council 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. 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
Council Findings	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. The Council 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, 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.	Conformance YES

	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 AASHTO 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.	
Council Findings	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. The Council 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
Council Findings	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. The Council 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
Council Findings	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. The Council 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
Council Findings	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. The Council 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
Council Findings	The subject property is located within the Mountain Overlay District and is subject to the applicable Mountain Overlay standards. The Commission reviewed the associated development for compliance with those standards through Mountain Overlay Design Review Application File No. 26-KET-00126 and approved the application subject to conditions. The proposed lot consolidation conforms to the approved site configuration and facilitates development consistent with that approval. The property is not located within the Avalanche Overlay District. The Council finds that the proposed lot consolidation complies with LDC §16.06.050.N.	
16.06.050.O Natural Feature Preservation	- 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. - 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
Council Findings	No preservation easement is required under LDC §16.06.050.O.	

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 Land Development Code ("LDC") 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 Lot Consolidation Preliminary Plat application.
2. The City Council has authority to hear the applicant's Lot Consolidation Preliminary Plat pursuant to §16.07.080.A of the Land Development Code.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Land Development Code §16.07.020.E.6.
4. As conditioned, the 330 Topaz Street Lot Consolidation Preliminary Plat Application File No. 26-KET-00135 meets all applicable standards specified in the Land Development Code.

DECISION

THEREFORE, the Ketchum City Council **approves** Lot Consolidation Preliminary Plat Application File No. 26-KET-00135 and the associated Subdivision Exceptions, subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The Final Plat and subsequent development of the property shall conform to the approved 330 Topaz Street Mountain Overlay Design Review, Application File No. 26-KET-00126, including all applicable conditions of approval.
2. 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.
3. 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.
4. 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.
5. 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.

Findings of Fact adopted this 13th day of August 2026.

Pete Prekeges
Mayor
City of Ketchum



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: August 13, 2026

Staff Member/Dept: Genoa Beiser, Associate Planner
Planning and Building Department

Agenda Item: Recommendation to review and approve Townhouse Subdivision Preliminary Plat P26-016a for the Seidner Residences at 460 N 4th Avenue and adopt Findings of Fact, Conclusions of Law, and Decision.

Recommended Motion:

"I move to approve Townhouse Subdivision Preliminary Plat P26-016a for the Seidner Residences and adopt Findings of Fact, Conclusions of Law, and Decision."

Reasons for Recommendation:

- The applicant submitted a Townhouse Subdivision Preliminary Plat application (P26-016a) and Design Review application (P26-016) on March 30, 2026.
- The Planning and Zoning Commission held a public hearing for both applications on July 1, 2026. The Planning and Zoning Commission unanimously approved the Design Review application and unanimously recommended approval to City Council on the Townhouse Subdivision Preliminary Plat application. The Planning and Zoning Commission adopted Findings of Fact, Conclusions of Law, and Decision at the July 16, 2026 Planning and Zoning Commission meeting.

Policy Analysis and Background:

The applicant submitted a Design Review application and Townhouse Subdivision Preliminary Plat application for detached townhomes and townhouse sublots located at 460 N 4th Avenue ("subject property"). The subject property is zoned General Residential – Low Density (GR-L) and currently has an approximately 1,200 square foot single family home with a 280 square foot accessory building (see figure 1 on page 2). The GR-L zone allows two dwelling units per lot. In the proposal, Unit A is 3,972 gross sf on a 4,638 sf subplot with three stories and a two-car garage. Unit B is 2,765 gross sf on a 3,614 sf subplot with three stories and a one-car garage. Unit A will have a driveway coming off 4th Avenue while Unit B will be accessed by a driveway coming off the alleyway adjacent to the rear lot line. The units are designed towards their main access "frontage".

The Townhouse Subdivision Preliminary Plat is in conformance with all requirements, standards, and criteria for Townhouse Subdivision Preliminary Plats. For a thorough analysis and preliminary plat standards evaluation, please see Attachment 3: Draft Findings of Fact, Conclusions of Law, and Decision or Attachment 4: Staff Report – Planning and Zoning Commission July 1, 2026.

Sustainability Impact:

None

Financial Impact:

None

Attachments:

- | |
|---|
| 1. Townhouse Subdivision Preliminary Plat |
| 2. Application Materials |
| 3. Draft Findings of Fact, Conclusions of Law, and Decision |
| 4. Staff Report – Planning and Zoning Commission July 1, 2026 |



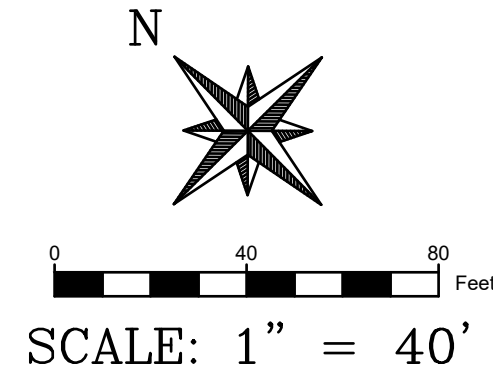
City of Ketchum

ATTACHMENT 1

Townhouse Subdivision Preliminary Plat

A PLAT SHOWING
SEIDNER RESIDENCES

WHEREIN LOT 6, BLOCK 75, KETCHUM TOWNSITE IS SUBDIVIDED INTO 2 TOWNHOUSE SUBLOTS AS SHOWN HEREON
LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
MAY 2026



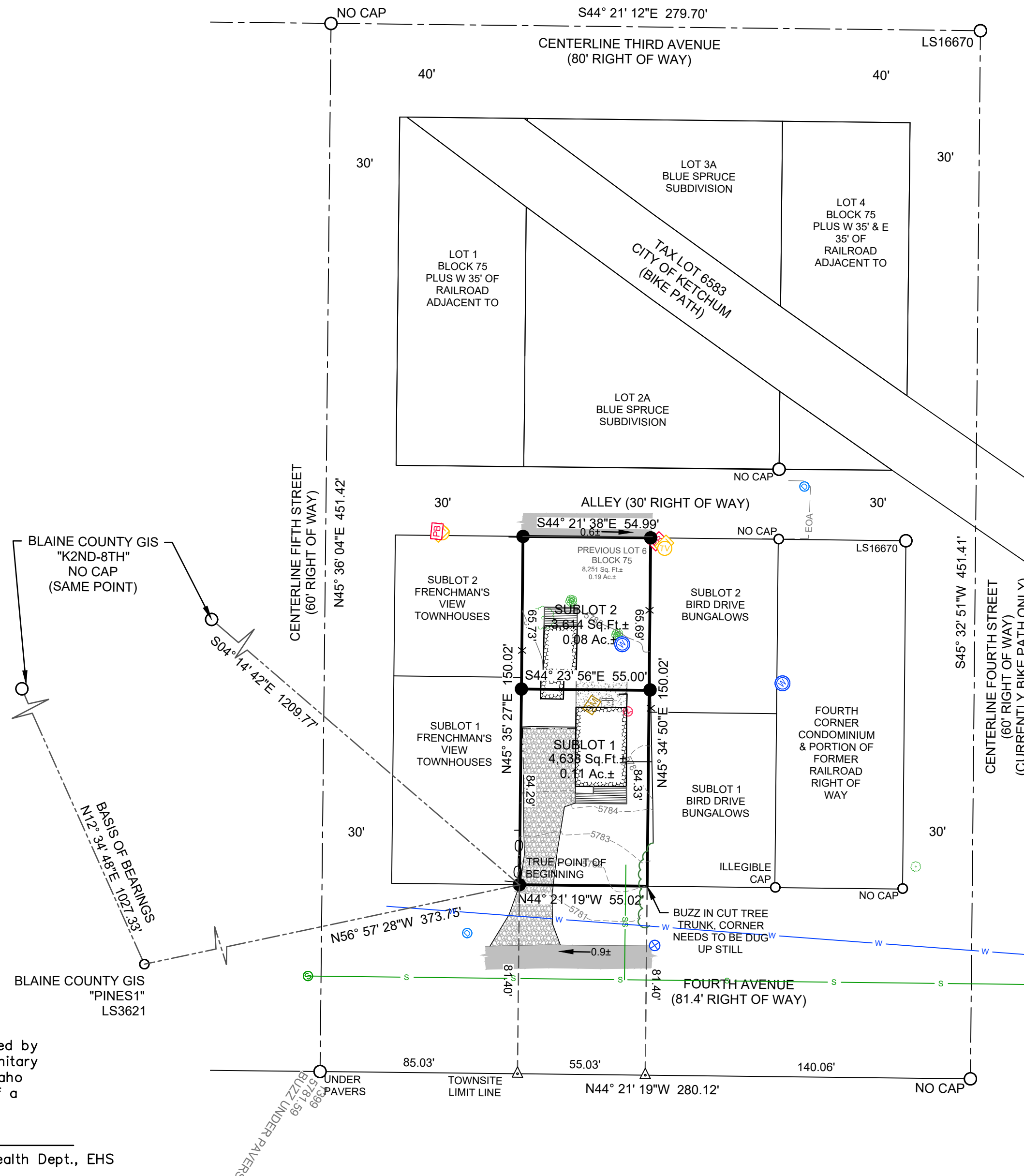
LEGEND

	Boundary Line
	Adjoiner's Lot Line
	Centerline of Right of Way
	Sewer Main Line
	Approximate Sewer Service per City Maps
	Approximate Waterline per City Maps
	Survey Tie Line
	GIS Tie Line
	EOA
	Edge of Asphalt
	Edge of Gravel
	Edge of Shrubs
	FNC = Fence Line
	Approximate Small Rock Landscape Rocks
	Existing Structure
	Wood Deck
	1' Contour Interval
	5' Contour Interval
	Gravel
	Concrete
	Asphalt
	Calculated Point (Nothing Found or Set)
	5/8" Rebar TO BE SET, PLS 16670
	Found 5/8" Rebar
	Found 1/2" Rebar
	Gas Meter
	Drywell
	Well
	Water Valve
	Cable Television Riser
	Power Box
	Power Meter
	Telephone Riser
	DT = Deciduous Tree
	DT CLUSTER= Deciduous Tree Cluster

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date

South Central District Health Dept., EHS



SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found and set during the boundary retracement of Lot 6, Block 75, Ketchum Townsite, and subdivide said property into 2 sublots, creating Seidner Residences. The boundary shown is based on found Centerline Monuments, found lot corner monuments, and the plat of the Village of Ketchum, Instrument Number 302967, records of Blaine County Idaho. Additional documents used in the course of the survey were the plat of 420 Fourth Avenue Townhouses, Instrument Number 333175, Bird Drive Bungalows, Instrument Number 540907, Frenchman's View Townhouses, Instrument Number 339913, and Blue Spruce Subdivision, Instrument Number 360127, all records of Blaine County, Idaho The missing property corners of the subject property were set by block breakdown and proportioning record distances between found centerline monuments.
- The distances shown are measured. Refer to the above referenced documents for the previous record data.
- Unless specifically shown hereon, this survey does not claim to reflect any of the following, which may be applicable to the subject real property, including but not limited to; Rights associated with Possession, Building Setbacks, Ditches, Encroachments, Natural Hazards, Subdivision Restrictions, Wetlands, Zoning or any other Land Use Regulation.
- A Lot Book Guarantee for the subject property has been issued by Pioneer Title Co., File Number 901392, with a Date of Guarantee of March 13, 2026. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said policy. All of the encumbrances and easements listed in the title report are NOT plotted hereon. Review of the specific documents listed in said policy is required, if further information is desired.
- The current Zoning is GR-L. Refer to the City of Ketchum Zoning Ordinance for specific information about this zone, including but not limited to building setbacks, lot coverage, maximum building heights, and uses.
- The owner/subdivider is Sundance 4th Ave LP, 2925 Bristol St., Costa Mesa, CA 92626-0000. The Land Surveyor is Mark Phillips, of Phillips Land Surveying, PLLC, 941 Cherry Creek Dr., Hailey, ID 83333.
- All owners shall have an easement on, over, under, and across Sublots 1 & 2, for the installation, maintenance, repair, and replacement of underground water, sewer, power, gas, and fiber optic utilities, subject to the obligation to restore any damage caused by such installation, maintenance, repair, and replacement.
- Per KMC 16.06.070.C.1, townhouse developments shall not exceed the maximum building coverage requirements of the zoning district. This standard shall be applied to the townhouse parent lot and shall include all buildings on both sublots.
- All New Utilities to be underground as required by KMC 16.06.050.L.



MARK E. PHILLIPS, P.L.S. 16670

SEIDNER RESIDENCES

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

1 OF 2
PROJECT: 2025-34

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described parcels of land:

Parcels of land located within Section 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:
LOT 6, BLOCK 75, KETCHUM TOWNSITE

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. I do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

It is the intent of the owner to hereby include said land in this plat.

SUNDANCE 4TH AVE LP
PETER SEIDNER, GENERAL PARTNER, ON BEHALF OF SAID SUNDANCE 4TH AVE LP

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this ____ day of _____, 2026, before me, a Notary Public in and for said State, personally appeared Peter Seidner, General Partner of Sundance 4th Ave LP, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same on behalf of the trust.

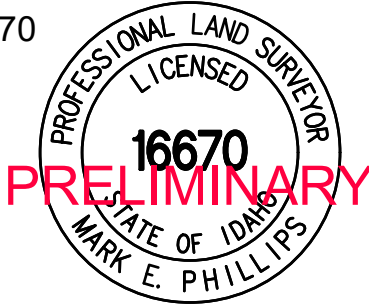
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said State
Residing in _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.

Mark E. Phillips, P.L.S. 16670



BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young County Surveyor for Blaine County, Idaho, do hereby certify that I 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 to Plats and Surveys

Sam Young, P.L.S. 11577
Blaine County Surveyor

Date

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.

City Clerk, City of Ketchum

KETCHUM CITY ENGINEER 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.

City Engineer, City of Ketchum

KETCHUM CITY PLANNER 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.

Planner, City of Ketchum

BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Blaine County Treasurer

Date

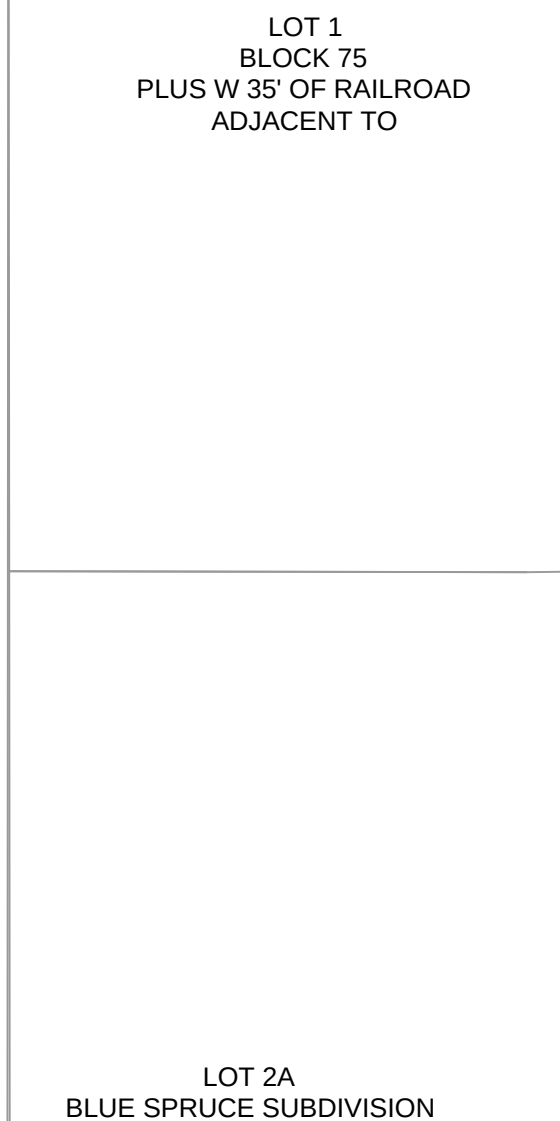
BLAINE COUNTY RECORDER'S CERTIFICATE

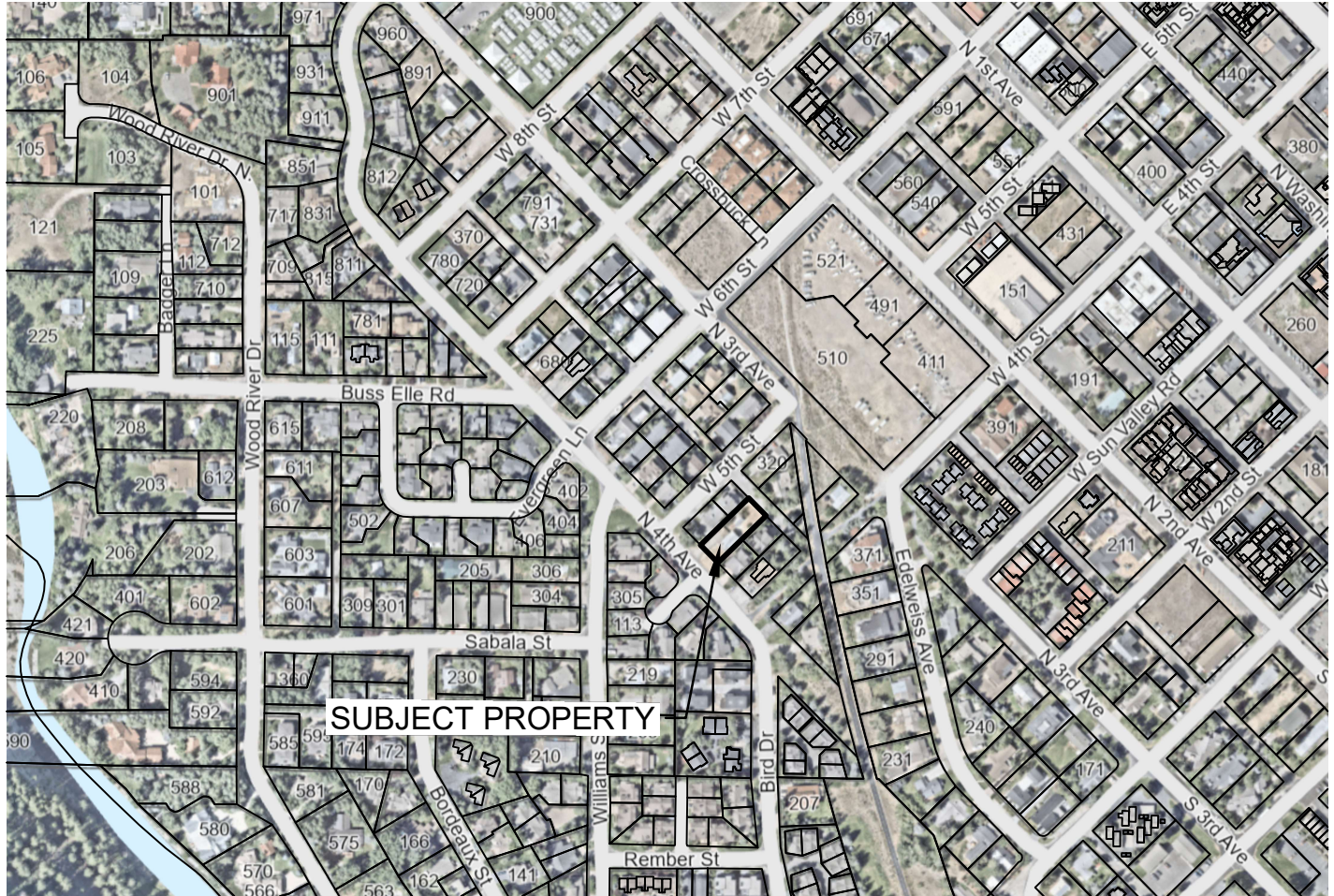


City of Ketchum

ATTACHMENT 2

Application Materials





SCALE: 1" = 400'

PHILLIPS LAND SURVEYING, PLLC

HAILEY, IDAHO

Phone: (208) 720 - 3760

Email: pls16670.id@gmail.com

A VICINITY MAP SHOWING
LOT 6, BLOCK 75,
KETCHUM TOWNSITE
SECTION 13, T.4N., R.17E., B.M., CITY OF KETCHUM,
BLAINE COUNTY, IDAHO

PREPARED BY:

MEP 03/17/26

JOB NO. 2025-34

REVISED BY:

101

266

ACCOMMODATION RECORDING

Warranty Deed

For value received,

Peter Seidner and Samantha Seidner, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Sundance 4th Ave, LP, a California limited partnership

whose current address is 2925 Bristol Street, Costa Mesa, CA 92626

the grantee, the following described premises, in Blaine County, Idaho, to wit:

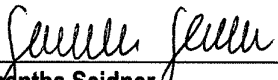
See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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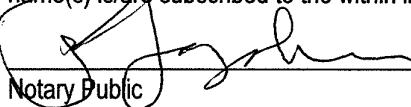
Dated: October 22, 2025

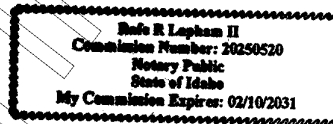
By: 
Peter Seidner

By: 
Samantha Seidner

State of IDAHO, County of BLAINE, ss.

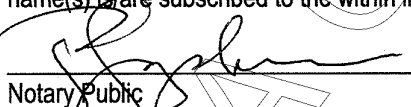
On this 28 day of OCTOBER in the year of 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared **Peter Seidner**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.


Notary Public
Residing In:
My Commission Expires:
(seal)



State of IDAHO, County of BLAINE, ss.

On this 28 day of OCTOBER in the year of 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared **Samantha Seidner**, known or identified to me 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.


Notary Public
Residing In:
My Commission Expires:
(seal)

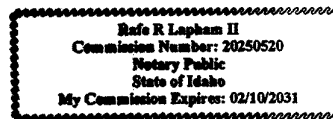


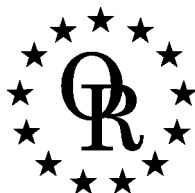
EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lot 6, Block 75 of the VILLAGE OF KETCHUM, BLAINE COUNTY, IDAHO, according to the official plat thereof,
recorded as Instrument No. 302967, records of Blaine County, Idaho.

NOT A CERTIFIED COPY

Warranty Deed - Page 3 of 3

Guarantee



SG-08022615

File Number: 901392

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.

Issued by:

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

President

Attest

Secretary

Authorized Signatory

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 Assured 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.: 901392

Guarantee No.: SG-08022615
Reference No.:

Liability: \$1,000.00
Fee: \$100.00

1. Name of Insured: Mark Phillips Land Surveying PLLC
2. Date of Guarantee: March 13, 2026 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 examination of those Company records maintained and indexed by name):

Lot 6, Block 75 of the CITY OF KETCHUM, BLAINE COUNTY, IDAHO, according to the official plat thereof on file in the office of the County Recorder of Blaine County, Idaho.

The last recorded instrument purporting to transfer title to said land is:

Deed Type: Warranty Deed

Grantors: Peter Seidner and Samantha Seidner, husband and wife

Grantees: Sundance 4th Ave, LP, a California limited partnership

Dated: October 22, 2025

Recorded Date: November 3, 2025

Instrument:: [715554](#)

- 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:

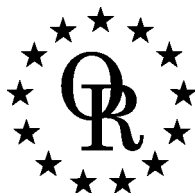
1. First/Second Subsequent tax for the year 2025 are paid.
Parcel No.: [RPK00000750060](#)
Amount: \$3,201.24
2. General taxes for the year 2026, which are liens and are not yet due and payable.
Parcel No.: RPK00000750060
3. Reservations in United States Patent or State Deeds.
4. Water rights, claims 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. Sewer charges and special assessments, if any, for the City of Ketchum.
No search made.
7. Covenants, conditions, restrictions and easements as set forth on the plat.
Name of Plat: [City of Ketchum](#)

Old Republic National Title Insurance Company
by Pioneer Title Company of Blaine County



Nick Busdon, Title Officer

Guarantee



SG-08022616

File Number: 901392

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.

Issued by:

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

President

Attest

Secretary

Authorized Signatory

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 Assured 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.: 901392

Guarantee No.: SG-08022616
Reference No.:

Liability: \$1,000.00
Fee: \$50.00

1. Name of Insured: Mark Phillips Land Surveying PLLC
2. Date of Guarantee: March 13, 2026 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:

Sundance 4th Ave, LP, a California limited partnership

EXCEPTIONS:

1. N/A

Old Republic National Title Insurance Company
by Pioneer Title Company of Blaine County

Nick Busdon, Title Officer



City of Ketchum

ATTACHMENT 3

Draft Findings of Fact, Conclusions of Law, and
Decision



City of Ketchum
Planning & Building

IN RE:)
)
Seidner Residences) KETCHUM PLANNING AND ZONING COMMISSION
Preliminary Plat) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Application File Number: P26-016a) DECISION
Date: August 13, 2026)
)
)

PROJECT: Seidner Residences

APPLICATION TYPE: Townhouse Subdivision Preliminary Plat

FILE NUMBER: P26-016a

PROPERTY OWNER: Sundance 4TH Ave LP

REPRESENTATIVE: Mark Phillips, Phillips Land Surveying, PLLC

LOCATION: 460 N 4th Ave (Ketchum Lot 6 BLK 75 8250SF)

ZONING: General Residential – Low-Density (GR-L)

OVERLAY: None

RECORD OF PROCEEDINGS

The preliminary plat application was received, processed, and deemed complete on March 30, 2026. Following receipt of the complete application, Planning staff routed the application materials to all city departments for review. City departments went through three rounds of review providing comments to the applicant on April 29 and May 19 of 2026. The applicant submitted revised project materials on May 11 and May 29 of 2026. City departments completed the third round of review by June 1, 2026 confirming that all comments had been addressed satisfactorily though the applicants’ revisions to the plans or conditions of approval. The application was subsequently scheduled for a public hearing at the Planning and Zoning Commission.

After being publicly noticed per Ketchum Municipal Code 16.07.020.E.6, the Planning and Zoning Commission recommend approval to the Ketchum City Council at their July 1, 2026 regular meeting

with the Findings of Fact, Conclusions of Law, and Decision being adopted at the July 16, 2026 Planning and Zoning Commission regular meeting.

A public hearing was subsequently scheduled for the City Council. 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 July 22, 2026. A public hearing notice was published in the Idaho Mountain Express on July 22, 2026. A public hearing notice was posted on the City's website on July 29, 2026. A public hearing notice was posted on the project site on August 6, 2026.

BACKGROUND

The applicant submitted a Design Review application and Townhouse Subdivision Preliminary Plat application for detached townhomes and townhouse sublots located at 460 N 4th Avenue ("subject property"). The subject property is zoned General Residential – Low Density (GR-L) and currently has an approximately 1,200 square foot single family home with a 280 square foot accessory building (see figure 1 on page 2). The GR-L zone allows two dwelling units per lot. In the proposal, Unit A is 3,972 gross sf on a 4,638 sf subplot with three stories and a two-car garage. Unit B is 2,765 gross sf on a 3,614 sf subplot with three stories and a one-car garage. Unit A will have a driveway coming off 4th Avenue while Unit B will be accessed by a driveway coming off the alleyway adjacent to the rear lot line. The units are designed towards their main access "frontage".

FINDINGS OF FACT

The City Council, 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 City Council 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 City Council does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

CRITERIA A: COMPREHENSIVE PLAN CONFORMANCE

The subject property is categorized as Medium Density Residential (MDR) in the 2025 Comprehensive Plan Future Land Use Map (FLUM). In the MDR, small single-family homes, duplexes, and townhomes are the primary use. Diverse housing options are encouraged through redevelopment, and density should be generally between five to eleven dwelling units. Parking should be provided off street and attached/detached garages are encouraged as an option. Redevelopment should be compatible with size, scale, pattern, and character of the neighborhood. Residential buildings should be oriented

toward the street. Adequate building separation and setbacks from the street should be provided to reinforce neighborhood scale.

The City Council finds that the proposed townhomes align with the MDR FLUM category. The project is calculated at 8.69 dwelling units per acre, falling within the desired range of five to eleven. Parking is provided in garages (two car garage for Unit A and one car garage for Unit B) with one designated spot in the driveway for Unit B. The tall/narrow buildings with pitched roofs and a prominent window feature over a garage & entrance complement the neighborhood size and character. The proposed setbacks are within the scale and pattern of the neighborhood as two dense PUD's (The Pines and Frenchman's Townhomes) are down the road and across the street. Furthermore, the proposed detached townhomes match the pattern of the adjacent property at 420 N 4th (detached townhomes with access fronting 4th Ave and the rear alleyway). See figure 2 for a vicinity map.

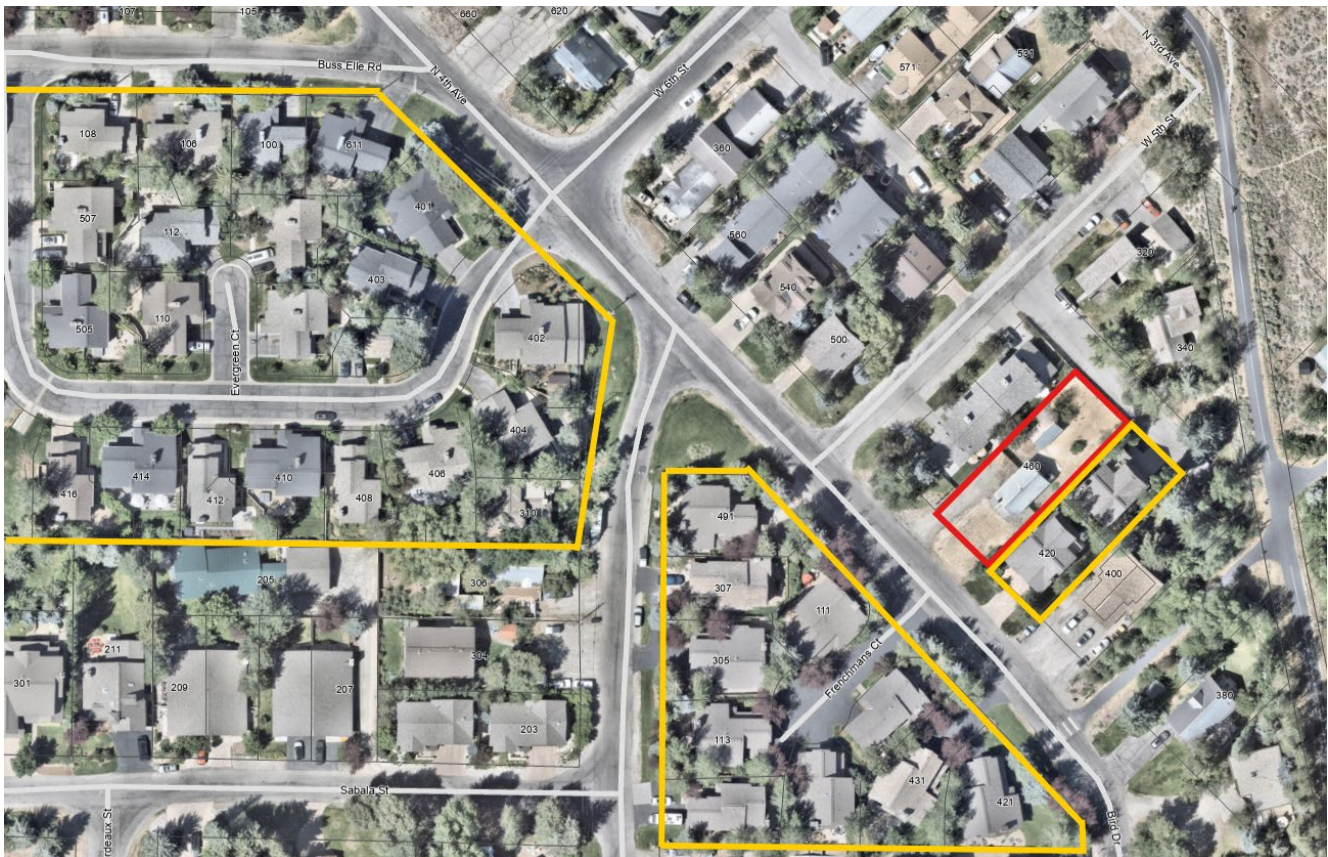


Figure 1: Subject property outlined in red, referenced properties outlined in orange.

Additionally, the City Council finds the following Comprehensive Plan policies support the proposal (summaries of the policies are provided and *analyses are in italics*):

- BNE-1.1: Growth Management - Supporting the efficient use of Ketchum's land by accommodating context-sensitive infill and redevelopment. *The proposal redevelops the property in alignment with the MDR FLUM designation, creating two residential units fit for families. Additionally, the proposal is sensitive to the scale, pattern, and character of the neighborhood.*
- BNE-1.5: Context-Sensitive Development – Infill and redevelopment should be tailored to the surrounding neighborhood context by use, massing, scale, materials, and transitions. *As discussed above, the City Council feel the proposal is tailored to the surrounding neighborhood context.*

There are some policies that may not fully support the project. However, tradeoffs can be considered with other policies, and the City Council finds general consistency overall (summaries of the policies are provided and *analyses are in italics*):

- BNE-1.2: Neighborhood Characteristics – Reinforce distinct characteristics encouraging creativity and innovation. *The project is cohesive with the surrounding neighborhood and intentional with its architectural features, but it may be considered by some too similar in design (i.e. a tall/narrow building with pitched roofs and a prominent window feature over a garage and entrance). While there are certainly similarities to neighboring properties, the City Council feel the proposal stands on its own while drawing inspiration from surrounding homes.*
- BNE-1.7: Adaptive Reuse – *The existing building is proposed to be demolished. However, it is a small single-family home centrally located on the lot. Retention of the existing residence would substantially limit the property's ability to accommodate the redevelopment envisioned by the MDR FLUM designation.*

The City Council finds that the preliminary plat is substantially consistent with the Comprehensive Plan.

CRITERIA B – G: CONFORMANCE WITH APPLICABLE STANDARDS AND CRITERIA

FINDINGS REGARDING COMPLIANCE WITH ZONING REGULATIONS

GR-L Zoning and Dimensional Standards Evaluation				
Compliant			Standards and Analysis	
Yes	No	N/A	Land Development Code	City Standards and Analysis
☐	☐	☒	16.02.020.D.2	Minimum Lot Area & Width
			<i>Council Findings</i>	Required: <u>Area:</u> 8,000 sf minimum <u>Width:</u> 80 feet Existing: 8,251 sf lot averaging 55' width. The width makes this lot non-conforming. However, this will not affect the proposal itself, it only limits the proposal on the site. All other required dimensional standards have been met.
☒	☐	☐	16.02.020.D.2	Building Coverage/FAR
			<i>Council Findings</i>	Permitted: 35%* *Percentage dropped due to Scrivener error in the recently adopted Land Development Code, to be corrected in upcoming code updates. This percentage is to be carried forward from previous Ketchum Municipal Code section 17.12.030. Proposed: 34.9%
☒	☐	☐	16.02.020.D.2	Minimum Building Setbacks

			Council Findings	Minimum Required Setbacks: <u>Front:</u> 15' <u>Side:</u> greater of 1' for every 3' in building height, or 5' (11' 6" required based on building height) <u>Rear:</u> 15' <u>Lot Lines created by Townhouse Sublots:</u> 0' Proposed: Front: 15' Side: 11' 6" Side: 11' 6" Rear: 15' Sublot line: Townhomes are detached
☒	☐	☐	16.02.020.D.2	Building Height
			Council Findings	Maximum Permitted Building Height: 35' Proposed: 34' 6"
☒	☐	☐	16.04.020.C.12.i.2	Driveway Width
			Council Findings	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 driveway for Unit A is 19.25' and the driveway for Unit B is 12.94'. This makes both driveways compliant, as the larger driveway for unit A is 34.9% of the street frontage.
☒	☐	☐	16.04.050.E	Parking Spaces
			Council Findings	Required: <u>Multi-Family Dwelling Unit in Residential Districts:</u> 1 parking space for units 0 to 2,000 sf 2 parking spaces for units 2,001 sf and above Proposed: Unit A and Unit B both exceed 2,001 sf. Unit A has a two-car garage and Unit B has a one-car garage with one driveway parking space.
☒	☐	☐	16.04.090	Dark Skies
			Council Findings	Proposed: All proposed lighting is 2700 Kelvin, fully shielded, and there is no light trespass across property lines.

FINDINGS REGARDING COMPLIANCE WITH PRELIMINARY PLAT DIGITAL COPIES

Preliminary Plat Digital Copy Requirements				
Compliant				
Yes	No	N/A	City Code	City Standards
☒	☐	☐	16.07.080.A .c.(2)(A)viii (a)	The scale, north point and date.
			<i>Council Findings</i>	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.
			<i>Council Findings</i>	The preliminary plat includes the name of the proposed subdivision: Seidner Residences. 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.
			<i>Council Findings</i>	The name and address of the owner of record, the subdivider, and the surveyor are shown in plat note 5 & 6 of the preliminary plat. Sundance 4th Ave LP, is the owner and subdivider. Mark Phillips, of Phillips Land Surveying, PLLC, is the surveyor.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (d)	Legal description of the area platted.
			<i>Council Findings</i>	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.
			<i>Council Findings</i>	The preliminary plat indicates the boundary lines of the adjoining lots including townhouse lots and names of adjoining subdivisions.
☒	☐	☐	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.
			<i>Council Findings</i>	The preliminary plat shows the contour lines for the subject property. The lot has approximately 4 feet of elevation gain so the lines are included, but easy to miss.

☒	☐	☐	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.
			<i>Council Findings</i>	The preliminary plat shows the scaled location of existing buildings and the adjacent streets and roadways. There are no bodies of water on the subject property.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (h)	Boundary description of the tract.
			<i>Council Findings</i>	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.
			<i>Council Findings</i>	The existing zoning of the subject property is contained in plat note #5.
☒	☐	☐	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.
			<i>Council Findings</i>	The proposed sublots and lot lines are shown. No new streets, easements, or blocks are being proposed.
☐	☐	☒	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.
			<i>Council Findings</i>	The preliminary plat does not contain any public use or common area spaces.
☐	☐	☒	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.
			<i>Council Findings</i>	N/A - The scope of the project is contained on an existing lot in an established and developed neighborhood.
☐	☐	☒	16.07.080.A .c.(2)(A)viii (m)	The direction of drainage, flow and approximate grade of all streets.
			<i>Council Findings</i>	N/A - New streets are not being proposed.
☐	☐	☒	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.

			<i>Council Findings</i>	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.
			<i>Council Findings</i>	A vicinity map was not provided on the preliminary plat but was instead provided in a separate application submittal document. Furthermore, a vicinity map is not required on a final plat. No condition of approval has been added to include this requirement and staff find that the separated vicinity map fulfills this requirement.
☐	☐	☒	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.
			<i>Council Findings</i>	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.
			<i>Council Findings</i>	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.
			<i>Council Findings</i>	The preliminary plat shows the lot area of each subplot.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (s)	Existing mature trees and established shrub masses.
			<i>Council Findings</i>	The preliminary plat shows the two existing small, deciduous tree clusters and one existing deciduous tree.

FINDINGS REGARDING PRELIMINARY PLAT SUBDIVISION REQUIREMENTS

Preliminary Plat Development and Design Requirements				
Compliant			City Code	City Standards
Yes	No	N/A		
☒	☐	☐	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.
			<i>Council Findings</i>	1. The proposed townhouse subdivision meets most dimensional standards as outlined in the GR-L zone district for the parent lot. The minimum lot size is 8,000 square feet and the parent lot for the subject property is 8,251 square feet. The minimum lot width is 80 feet, and the property is about 55 feet on average. The parent lot already exists so this non-conforming standard only makes the lot more restrictive when developing but does not prevent the proposal from being developed. The new attached townhomes meet minimum setback requirements in the GR-L zone 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 subplot lot line is parallel to the street, cleanly dividing the parent lot into two sublots. 4. A double frontage lot is not being proposed. 5. The parent lot is existing and has approximately 55 feet of frontage along 4th Avenue. 6. N/A – The subject property is in the GR-L 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.
			<i>Council Findings</i>	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.
			<i>Council Findings</i>	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, <i>Access, Connectivity, and Circulation</i>, 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;
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				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, <i>Access, Connectivity, and Circulation</i>; 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.
			<i>Council Findings</i>	1. -18. N/A – These standards do not apply due to the scope of the project. No new public or private streets are being proposed. 19. N/A – Sidewalks, curbs and gutters are not required due to the zoning of the project. 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.
			<i>Council Findings</i>	N/A -The existing lot is surrounded on all sides by existing developments and an established road (4 th Avenue) and alleyway.
☐	☐	☒	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.
		<i>Council Findings</i>	1. N/A - No private drives are proposed. 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.
			<i>Council Findings</i>	1. Sewage lines are shown and outlined on the preliminary plat. Each subplot will have a dedicated sewage line. 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.
			<i>Council Findings</i>	1. Each subplot will have a dedicated water line. 2. N/A - A new fire hydrant is not required. 3. N/A - A full water system is not required. Each home will have a dedicated water line running from the municipal main line. 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.
			<i>Council Findings</i>	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.
			<i>Council Findings</i>	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 Design Review (P26-016).
☐	☐	☒	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.
			<i>Council Findings</i>	1. - 2. N/A - there are no natural drainage courses on the subject property. 3. N/A - The scope of the proposed project does not require a drainage system. 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.
			<i>Council Findings</i>	All utilities are proposed 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.
			<i>Council Findings</i>	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.
			<i>Council Findings</i>	N/A - The property is not in the Avalanche or Mountain Overlay.
☒	☐	☐	16.06.050.O	Natural Feature Preservation: - 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. - 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.
			<i>Council Findings</i>	1. & 2. The property is mostly flat and does not contain any notable rock outcropping or watercourses. The property does contain two small tree clusters and one tree. However, these are centrally located and are not particularly notable or specifically enhance the attractiveness of the subdivision. Current landscaping will be fully reworked through the development process without preserving the current conditions.
			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, <i>FP: Floodplain Overlay District</i>; 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.
			<i>Council Findings</i>	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 subplot, 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.
			<i>Council Findings</i>	The development is in the GR-L Zone which allows a maximum coverage of 35%*. The proposal covers 34.9% of the lot. *Percentage dropped due to Scrivener error in the recently adopted Land Development Code, to be corrected in upcoming code updates. This percentage is to be carried forward from previous Ketchum Municipal Code section 17.12.030.
☒	☐	☐	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.
			<i>Council Findings</i>	The garages are not shown on the preliminary plat partially due to conflict with 16.07.080.A.c.(2)(A)viii(g), which requires a preliminary plat to show scaled locations of existing buildings. However, both garages are located within each residence on their respective subplot. A condition of approval has been added stipulating the garages will be clearly shown on the final plat.

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 City Council 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 Chapter 16.06 and §16.07.080.A.1.
5. The Preliminary Plat Application File No. P26-016a meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum City Council **approves** The Seidner Residences Preliminary Plat Application File No. P26-016a this Thursday, August 13, 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 P26-016.
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. Prior to Final Plat approval, the Final Plat shall clearly depict the location of the garages on their respective townhouse sublots in accordance with the applicable Townhouse Subdivision requirements

Findings of Fact **adopted** this 13th day of August 2026.

Pete Prekeges, Mayor
City of Ketchum

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.



City of Ketchum

ATTACHMENT 4

Staff Report – Planning and Zoning Commission

July 1, 2026



**City of Ketchum
Planning & Building**

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JULY 1, 2026**

PROJECT: Seidner Residences

FILE NUMBER: P26-016 & P26-016a

APPLICATION: Design Review and Townhouse Subdivision Preliminary Plat

REPRESENTATIVE: Mike Brunelle, Brunelle Architects
Mark Phillips, Phillips Land Surveying, PLLC

PROPERTY OWNER: Sundance 4TH Ave LP

LOCATION: 460 N 4th Ave (Ketchum Lot 6 BLK 75 8250SF)

ZONING: General Residential – Low-Density (GR-L)

OVERLAY: None

REVIEWERS: Genoa Beiser – 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 June 10, 2026. A public hearing notice was published in the Idaho Mountain Express on June 10, 2026. A public hearing notice was posted on the City’s website on June 17, 2026. A public hearing notice was posted on the project site on June 24, 2026. Height story poles and staked building corners were installed on the property on June 24, 2026.

EXECUTIVE SUMMARY

The applicant submitted a Design Review application and Townhouse Subdivision Preliminary Plat application for detached townhomes and townhouse sublots located at 460 N 4th Avenue (“subject property”). The subject property is zoned General Residential – Low Density (GR-L) and currently has an approximately 1,200 square foot single family home with a 280 square foot accessory building (see figure 1 on page 2). The GR-L zone allows two dwelling units per lot. In the proposal, Unit A is 3,972 gross sf on a 4,638 sf subplot with three stories and a two-car garage. Unit B is 2,765 gross sf on a 3,614 sf subplot with three stories and a one-car garage. Unit A will have a driveway coming off 4th Avenue while Unit B will be accessed by a driveway coming off the alleyway adjacent to the rear lot line. The units are designed towards their main access “frontage”.



Figure 1: Existing conditions of the subject property

BACKGROUND

The Planning and Building Department received the Design Review and Townhouse Subdivision Preliminary Plat applications on March 30, 2026. Following receipt of the application, staff routed the application materials to all city departments for review. The application went through three rounds of review with comments submitted to the applicant on 4/29/26 and 5/19/26. Upon the third round of review on 6/1/26, staff confirmed that all comments were addressed in the second resubmittal. The application was subsequently scheduled for a public hearing.

DESIGN REVIEW & PRELIMINARY PLAT ANALYSIS

Staff reviewed the Design Review and Townhouse Subdivision Preliminary Plat applications for conformance with Ketchum Municipal Code (KMC) 16.04.080 – *Design Review*, KMC

16.07.030.C.2 – *Public Hearing Design Review*, KMC 16.06.050 – *Subdivision Development and Design*, KMC 16.06.070 – *Townhouses*, and KMC 16.07.080.A.1 – *Preliminary Plat*.

The Planning and Zoning Commission (Commission) must base its Design Review decision on the following three criteria:

- (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*.

The Commission must base its Townhouse Subdivision Preliminary Plat recommendation on the following seven criteria:

- (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.

After review by City Departments, staff find the project, as conditioned, satisfies the above criteria for Design Review and Townhouse Subdivision Preliminary Plats. The staff analysis below evaluates the proposal against the applicable Design Review and Townhouse Subdivision Preliminary Plat criteria.

Design Review Criteria 1 & 2 and Townhouse Subdivision Preliminary Plat Criteria A

The subject property is categorized as Medium Density Residential (MDR) in the 2025 Comprehensive Plan Future Land Use Map (FLUM). In the MDR, small single-family homes, duplexes, and townhomes are the primary use. Diverse housing options are encouraged through redevelopment, and density should be generally between five to eleven dwelling units. Parking should be provided off street and attached/detached garages are encouraged as an option. Redevelopment should be compatible with size, scale, pattern, and character of the neighborhood. Residential buildings should be oriented toward the street. Adequate building separation and setbacks from the street should be provided to reinforce neighborhood scale.

Staff find that the proposed townhomes align with the MDR FLUM category. The project is calculated at 8.69 dwelling units per acre, falling within the desired range of five to eleven. Parking is provided in garages (two car garage for Unit A and one car garage for Unit B) with one designated spot in the driveway for Unit B. The tall/narrow buildings with pitched roofs and a prominent window feature over a garage & entrance complement the neighborhood size and character. The proposed setbacks are within the scale and pattern of the neighborhood as two dense PUD's (The Pines and Frenchman's Townhomes) are down the road and across the street. Furthermore, the proposed detached townhomes match the pattern of the adjacent property at 420 N 4th (detached townhomes with access fronting 4th Ave and the rear alleyway). See figure 2 for a vicinity map.



Figure 2: Subject property outlined in red, referenced properties outlined in orange.

Additionally, staff find the following Comprehensive Plan policies support the proposal (staff have provided summaries of the policies and *staff comments are in italics*):

- BNE-1.1: Growth Management - Supporting the efficient use of Ketchum's land by accommodating context-sensitive infill and redevelopment. *The proposal redevelops the*

property in alignment with the MDR FLUM designation, creating two residential units fit for families. Additionally, the proposal is sensitive to the scale, pattern, and character of the neighborhood.

- BNE-1.5: Context-Sensitive Development – Infill and redevelopment should be tailored to the surrounding neighborhood context by use, massing, scale, materials, and transitions. As *discussed above, staff feel the proposal is tailored to the surrounding neighborhood context.*

There are some policies that may not fully support the project. However, tradeoffs can be considered (staff have provided summaries of the policies and *staff comments are in italics*):

- BNE-1.2: Neighborhood Characteristics – Reinforce distinct characteristics encouraging creativity and innovation. *The project is cohesive with the surrounding neighborhood and intentional with its architectural features, but it may be considered by some too similar in design (i.e. a tall/narrow building with pitched roofs and a prominent window feature over a garage and entrance). While there are certainly similarities to neighboring properties, staff feel the proposal stands on its own while drawing inspiration from surrounding homes.*
- BNE-1.7: Adaptive Reuse – *The existing building is proposed to be demolished. However, it is a small single-family home centrally located on the lot. Retention of the existing residence would substantially limit the property's ability to accommodate the redevelopment envisioned by the MDR FLUM designation.*

Considering conformance with the FLUM, supportive policies, and the tradeoffs with non-supportive policies, staff find that the project is consistent with the 2025 Comprehensive Plan. Furthermore, the project does not jeopardize the health, safety, or welfare of the public as staff find that the project is cohesive in use and design with the surrounding neighborhood.

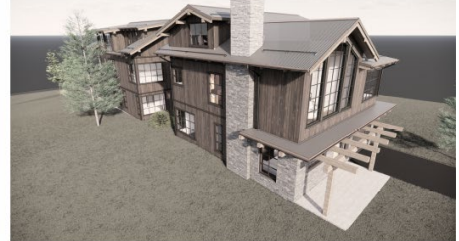


Figure 3: Proposed development, Unit A to the left and Unit B to the right

Design Review Criteria 3 and Townhouse Subdivision Preliminary Plat criteria B – G
The proposal has been found to comply with the remaining applicable Design Review and Townhouse Subdivision Preliminary Plat criteria.

Comprehensive evaluations of the applicable standards are provided in Attachments C – E. Staff have included minor conditions of approval intended to ensure continued compliance with applicable KMC requirements and address administrative and permitting items identified during the City's review of the application.

Staff suggest one condition of approval for the Design Review to reiterate an Engineering Department comment and to address the phasing of an additional permit, a ROW Encroachment Agreement, required prior to building permit approval.

Staff suggest three conditions of approval for the Townhouse Subdivision Preliminary Plat. Conditions of approval one and two are standard conditions for preliminary plats addressing compliance with the Design Review and the codified expiration timeline. Condition of approval three ensures that the Final Plat clearly depicts the garages associated with each townhouse subplot in accordance with the Townhouse Subdivision requirements. Townhouse Subdivision Preliminary Plats require garages to be shown as well. However, due to the concurrent Design Review application, location of the garages inside the townhomes, and a conflicting preliminary plat standard requiring existing buildings to be shown, staff finds it reasonable to address this standard on the Final Plat and include it as a condition of approval here.

Staff additionally want to highlight that the applicant has chosen not to create CC&Rs for the property. There is no common area to control so CC&Rs are not required. The applicants and future owners can choose to draft CC&Rs at a later date. This process would be handled outside of the City's purview.

STAFF RECOMMENDATION

The Commission has the following options for the Design Review application:

- Continue the application to a date certain or uncertain with a request for revisions or more information.
- Approval
- Approval with conditions
- Denial

Staff recommend the Commission review the Design Review (File No. P26-016) for the Seidner Residences and **approve** the application with the conditions outlined below. The Commission may delete, revise, or add to the conditions based on the discussion.

1. A ROW Encroachment Agreement and ROW usage fee are required for the snowmelt system installed in the ROW. The agreement and usage fee shall be executed and paid prior to building permit approval by the City Engineer.

The Commission has the following options for the Townhouse Subdivision Preliminary Plat application:

- Continue the application to a date certain or uncertain with a request for revisions or more information.
- Recommend approval
- Recommend approval with conditions
- Recommend denial

Staff recommend the Commission review the Townhouse Subdivision Preliminary Plat (File No. P26-016a) for the Seidner Residences and **recommend approval** of the application with the conditions outlined below. The Commission may delete, revise, or add to the conditions based on the discussion.

1. The preliminary plat is subject to all conditions of approval associated with Design Review approval P26-016.
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. Prior to Final Plat approval, the Final Plat shall clearly depict the location of the garages on their respective townhouse sublots in accordance with the applicable Townhouse Subdivision requirements

ATTACHMENTS

- A. Application Materials and Supporting Documents – Design Review
- B. Application Materials and Supporting Documents – Townhouse Subdivision Preliminary Plat
- C. Design Review Standards Evaluation
- D. Preliminary Plat Standards Evaluation
- E. Zoning & Dimensional Standards Evaluation