



## City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	September 2, 2025	Staff Member/Dept:	Allison Kennedy, Senior Planner Planning and Building Department
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Agenda Item:	Recommendation for review and approval of Joan Dick Subdivision Final Plat File No P25-031. Consideration of approval of Draft Findings of Fact and Conclusion of Law, and Decision.
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#### Recommended Motion:

"I move to approve the Joan Dick Subdivision Final Plat as presented; it is prepared in conformance with the preliminary plat as approved with conditions on October 7, 2024 and Idaho Code Title 50, Chapter 13."

"I move to approve the Findings of Fact and Conclusions of Law as presented."

#### Reasons for Recommendation:

- The final plat meets all applicable standards as specified in the Ketchum Municipal Code's Subdivision (Title 16) regulations.
- The final plat meets Idaho Code Title 50, Chapter 13
- The preliminary plat was approved by Planning & Zoning Commission on August 27, 2024 and City Council on October 7, 2024
- The Preliminary Plat Findings of Fact, Decision Condition's #1, 2, & 3 are met. (Condition#1: The final plat approval is met within the two (2) year window of October 7, 2026. Condition #2: The existing dwelling is removed. Condition #3: Administrative Design Review Floodplain Permit Approved July 31, 2025; File P25-010)

#### Policy Analysis and Background:

Summary: The Planning and Building Department received the subdivision application on June 11, 2024 to subdivide Tax Lot 4271 located at 560 Wood River Drive in the Limited Residential and Floodplain Overlay Zoning Districts from one (1) 0.55 acre lot into two (2) 0.28 acre lots. All city departments reviewed, and the application was scheduled for a Planning & Zoning Commission hearing. The application (P24-056) was heard and recommended for approval with conditions by Planning and Zoning August 27, 2024. City Council reviewed the application and approved the 2-lot subdivision application with conditions as reflected within the Preliminary Findings of Fact and Conclusion of Law, and Decision included as Attachment III. Conditions number 1, 2, & 3 (See Attachment III, p.13) are all met at the date of this report

#### Sustainability Impact:

This application has no impact on the City's ability to meet the Ketchum Sustainability Action Plan.

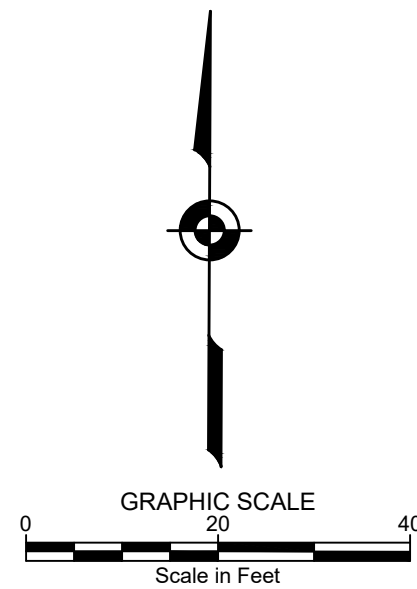
#### Financial Impact:

None	There is no financial request to the City of Ketchum for the application and therefore no budget implications.
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Attachments:

1. Final Plat
2. Preliminary Plat
3. Draft Findings of Fact, Conclusions of Law, and Decision

A PLAT SHOWING  
**JOAN DICK SUBDIVISION**  
WHEREIN TAX LOT 4271 IS SUBDIVIDED, CREATING TWO LOTS.  
LOCATED WITHIN T.4 N., R.17 E., SECTION 13, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
JUNE 2025



LEGEND	
	PROPERTY LINE
	ADJOINER'S LOT LINE
	BLAINE COUNTY GIS TIE
	EASEMENT, TYPE & WIDTH AS SHOWN
	BUILDING ENVELOPE
	ORDINARY HIGH WATER
	FLOODPLAIN (100-YEAR)
	W.C. WITNESS CORNER
	FOUND 2" IRON PIPE
	FOUND 5/8" REBAR, MARKED AS NOTED
	FOUND 1/2" REBAR, MARKED AS NOTED
	CALCULATED POINT (NOTHING SET, LANDS ON WALL)
	SET ALUMINUM CAP (25' W.C.)
	SET 5/8" REBAR (PLS20893)

**SURVEY NARRATIVE & NOTES**

- THE PURPOSE OF THIS PLAT IS TO SHOW THE MONUMENTS FOUND AND SET DURING THE BOUNDARY RETRACEMENT OF TAX LOT 4271, AND SUBDIVIDE SAID TAX LOT INTO LOTS 1 & 2, BLOCK 1, JOAN DICK SUBDIVISION. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. THE NORTHEASTERLY CORNER OF LOT 1 WAS REESTABLISHED BY HOLDING THE WESTERLY RIGHT-OF-WAY OF WOOD RIVER DRIVE AND PROPORTIONING RECORD DISTANCES BETWEEN FOUND MONUMENTS.
- REFERENCE DOCUMENTS USED IN THE COURSE OF THIS SURVEY (RECORDS OF BLAINE COUNTY, IDAHO):
  - RECORD OF SURVEY OF LOT 1, BLOCK 1, GORELL SUBDIVISION, INST. NO. 662832.
  - PLAT OF DAVIS SUBDIVISION, LOTS 1A & 2A, INST. NO. 435459.
  - LOT LINE SHIFT PLAT OF GORELL SUBDIVISION, INST. NO. 451959.
  - RECORD OF SURVEY FOR IDAHO POWER, INST. NO. 259093.
  - UNRECORDED PLAT OF FOSTER'S ADDITION BY O.T. HANSEN IN 1956 (COPY AVAILABLE IN THE BLAINE COUNTY ASSESSOR'S OFFICE).
  - QUIT CLAIM DEEDS, INST. NO'S. 356594, 356595, AND 503208.
  - LOT BOOK GUARANTEE NO. G-2222-000090265 BY STEWART TITLE GUARANTY COMPANY, DATED JANUARY 12, 2024.
- THE DISTANCES SHOWN ARE MEASURED. REFER TO THE ABOVE REFERENCED DOCUMENTS FOR PREVIOUS RECORD DATA.
- THE BUILDING ENVELOPES SHOWN REFLECT MINIMUM SETBACKS PER CITY OF KETCHUM MUNICIPAL CODE. PROPOSED BUILDING HEIGHT MAY REQUIRE LARGER SETBACKS. REFER TO KETCHUM MUNICIPAL CODE TITLE 17: ZONING REGULATIONS FOR ADDITIONAL INFORMATION.
- FLOODPLAIN: THE 1% CHANCE OF FLOOD LINE DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, NEITHER THE OWNER, THE CITY OF KETCHUM, NOR GALENA-BENCHMARK ENGINEERING REPRESENTS, GUARANTEES, WARRANTS OR IMPLIES THAT AREAS OUTSIDE OF THE DESIGNATED FLOODPLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER. FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY: COMMUNITY NUMBER 160023- MAP NO.16013C0461E - PANEL NO. 0461 E - NOVEMBER 26, 2010.
- A 25' WIDE SCENIC EASEMENT MEASURED HORIZONTALLY FROM THE EDGE OF THE ORDINARY HIGH WATER MARK IS GRANTED AS SHOWN HEREON, UPON WHICH NO PERMANENT STRUCTURE SHALL BE BUILT IN ORDER TO PROTECT THE NATURAL VEGETATION AND WILDLIFE ALONG THE RIVERBANK AND TO PROTECT STRUCTURES FROM DAMAGE OR LOSS DUE TO RIVERBANK EROSION. SAID EASEMENT SHALL SHIFT IN ACCORDANCE WITH THE LOCATION OF THE CHANNEL AND IT'S ORDINARY HIGH WATER MARK.
- A 10' WIDE FISHERMAN'S/SPORTSMAN'S AND NATURE STUDY EASEMENT MEASURED HORIZONTALLY FROM THE EDGE OF THE ORDINARY HIGH WATER MARK IS GRANTED AS SHOWN HEREON. SAID EASEMENT SHALL SHIFT IN ACCORDANCE WITH THE LOCATION OF THE CHANNEL AND IT'S ORDINARY HIGH-WATER MARK.
- THE 100 YEAR FLOODPLAIN LINE, ORDINARY HIGH WATER AND SETBACKS ARE SUBJECT TO CHANGE WITH UPDATED FLOOD STUDIES BY FEMA AND CHANGES IN THE COURSE OF THE RIVER OVER TIME. THIS PLAT REFLECTS THE CURRENT CONDITIONS BUT SHOULD NOT BE RELIED UPON AS THE DEFINITIVE SOURCE FOR THIS INFORMATION.
- A 10' X 10' UTILITY EASEMENT TO BENEFIT IDAHO POWER COMPANY IS GRANTED AS SHOWN HEREON.

**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.

Date: \_\_\_\_\_  
South Central Public Health District, REHS



A PLAT SHOWING:  
  
JOAN DICK SUBDIVISION  
GALENA-BENCHMARK ENGINEERING  
KETCHUM, IDAHO  
  
SHEET 1 OF 3  
Job No. 23230

# JOAN DICK SUBDIVISION

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY that JOHN A. DICK, a married man, as his sole and separate property, as to an undivided 50% interest and MARIANNE H. DICK, a single woman, as to an undivided 50% interest as tenants in common right of survivorship, are the owners in fee simple of Real Property described as follows:

A parcel of land located within the SW1/4 SE1/4, Section 13, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Idaho, more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said SW1/4 SE1/4; thence  
N 89° 12' W, 780.60 feet; thence  
S 00° 14' E, 84.00 feet; thence  
S 59° E, 90.00 feet; thence  
S 34° E, 110.00 feet; thence  
S 29° E, 265.00 feet to the TRUE POINT OF BEGINNING; thence  
N 29° W, 119.00 feet; thence  
S 62° 30' W, 138.00 feet; thence  
S 30° E, 144.00 feet; thence  
S 32° E, 26.00 feet; thence  
northeasterly along a straight line to a point which lies S 42° E, 62.00 feet from the TRUE POINT OF BEGINNING; thence N 42° W, 62.00 feet from the TRUE POINT OF BEGINNING.

Also known as Tax Lot 4271.

**\*\*Note:** Metes and bounds property description per Grant Deed, Instrument No. 356594, records of Blaine County, Idaho.

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

Pursuant to Idaho Code 50-1334, the undersigned, as owner, does hereby state that the lots on this plat are eligible to receive water service from the Ketchum Water Department and that said district has agreed in writing to serve the lots shown on this plat.

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

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

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

IN WITNESS WHEREOF, we have hereunto set our hands.

\_\_\_\_\_  
JOHN A. DICK

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MARIANNE H. DICK

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of 20\_\_\_\_, before me, the undersigned, personally appeared JOHN A. DICK, known or identified to me (or proved to me), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

\_\_\_\_\_  
Notary Public

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of 20\_\_\_\_, before me, the undersigned, personally appeared MARIANNE H. DICK, known or identified to me (or proved to me), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

\_\_\_\_\_  
Notary Public

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

A PLAT SHOWING:  
JOAN DICK SUBDIVISION  
  
GALENA-BENCHMARK ENGINEERING  
KETCHUM, IDAHO  
  
SHEET 2 OF 3  
Job No. 23230

# JOAN DICK SUBDIVISION

## SURVEYOR'S CERTIFICATE

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

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



## COUNTY SURVEYOR'S APPROVAL

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

BLAINE COUNTY SURVEYOR

DATE

## BLAINE COUNTY TREASURER'S CERTIFICATE

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

By: \_\_\_\_\_

## BLAINE COUNTY RECORDER'S CERTIFICATE

## 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 \_\_\_\_\_, 20\_\_\_\_, this plat was duly accepted and approved.

TRENT DONAT, City Clerk

## CITY ENGINEER'S CERTIFICATE

I, the undersigned, City Engineer in and for the City of Ketchum, Blaine County, Idaho do hereby approve this plat on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

ROBYN MATTISON, City Engineer

## CITY PLANNER'S CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho do hereby approve this plat on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

By: \_\_\_\_\_

A PLAT SHOWING:  
JOAN DICK SUBDIVISION

GALENA-BENCHMARK ENGINEERING  
KETCHUM, IDAHO

SHEET 3 OF 3  
Job No. 23230



City of Ketchum  
Planning & Building

Joan Dick Subdivision  
Final Plat 560 Wood River Drive  
Date: August 11, 2025

**KETCHUM CITY COUNCIL**  
**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**  
**DECISION**

File Number: P25-031

**Findings Regarding Application Filed**

**PROJECT:** Joan Dick Subdivision

**APPLICATION TYPE:** Final Plat

**FILE NUMBER:** P25-031

**PROPERTY OWNER:** John Dick, Marianne Dick

**REPRESENTATIVE:** Cinda Lewis, Galena-Benchmark Engineering

**LOCATION:** 560 Wood River Dr – (TL 4271)

**ZONING:** Limited Residential (LR)

**RECORD OF PROCEEDINGS**

The Planning and Building Department received the final plat application on June 18, 2025. All city departments reviewed and comments were resolved by July 25, 2025. The application was scheduled for City Council hearing on September 2, 2025. The final plat application (P-25-031) was heard and recommended for approval with conditions by the City Council on September 2, 2025.

**BACKGROUND**

The Planning and Building Department received the preliminary plat subdivision application on June 11, 2024 to subdivide Tax Lot 4271 located at 560 Wood River Drive in the Limited Residential and Floodplain Overlay Zoning Districts from one (1) 0.55 acre lot into two (2) 0.28 acre lots. All city departments reviewed, and the application was scheduled for a Planning & Zoning Commission hearing. The application (P24-056) was heard and recommended for approval with conditions by Planning and Zoning August 27, 2024. City Council reviewed the application on October 7, 2024 and approved the 2-lot subdivision application with conditions as reflected within the Preliminary Plat Findings of Fact and Conclusion of Law, and Decision.

## FINDINGS OF FACT

The Ketchum City Council having reviewed the entire project record and does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

### FINDINGS REGARDING CONFORMANCE WITH PRELIMINARY PLAT

- **FINDING:** The Council reviewed and approved the preliminary plat application for conformance with KMC 16.04.030 A-J and KMC 16.04.040 – Development and Design as reflected in the Findings of Fact and Conclusions of Law on October 7, 2024. The Council approved the preliminary plat with three conditions:
  1. *Failure to obtain final plat approval within two (2) years of Council's approval of the Preliminary Plat shall cause the Preliminary Plat to be null and void.*
    - **FINDING:** The Preliminary Plat was signed on October 24, 2024 which is within the two year deadline.
  2. *Prior to recording a Final Plat, the existing residence shall be demolished. The residence shall be demolished after the Planning & Building Department receives and deems complete a building permit and floodplain development permit for the replacement project. Failure to demolish the existing residence shall cause the Preliminary Plat to be null and void.*
    - **FINDING:** The existing structure is currently demolished at the date of these findings.
  3. *In order for the riparian zone to receive full restoration, the applicant shall make a reasonable effort to coordinate with Sun Valley Resorts to install landscaping on Sun Valley Resorts property within the riparian zone. If upon submittal of a floodplain development permit, riparian improvements on Sun Valley Resorts property are not included in the scope of the permit, the applicant shall provide demonstration of reasonable effort to coordinate full riparian restoration. If the City does not believe a reasonable effort was made, the City shall reserve the right to request additional effort to be made and may withhold approval of a floodplain development permit until a reasonable effort has been satisfied.*
    - **FINDING:** A floodplain development permit was issued by the city of Ketchum on July 31, 2025 and a riparian landscape plan was submitted and approved on Sheet L.3 of the approved building permit 25-KET-00022.

### FINDINGS REGARDING FINAL PLAT REQUIREMENTS

- **FINDING:** The Council reviewed the final plat application for conformance with KMC 16.04.030.K Contents of Final Plat. Standards were found to be compliant, see table below.

**TABLE 1: FINDINGS REGARDING CONTENTS OF FINAL PLAT**

Final Plat Requirements					
Compliant			City Code	City Standards	
Yes	No	N/A			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.1	Point of beginning of subdivision description tied to at least two governmental survey corners, or in lieu of government survey corners, to monuments recognized by the City Engineer.	
			<b>Findings</b>	Complies. The point of beginning of the subdivision description is tied to two governmental survey corners—Blaine County GIS	

				Control "pines1" LS3621 and "Williams1" as shown on sheet 1 of the final plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.2	<b>Location and description of monuments.</b>
			<b>Findings</b>	<i>Complies. The location and description of monuments are provided on Sheet 1 of the Final Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.3	<b>Tract boundary lines, property lines, lot lines, street right-of-way lines and centerlines, other rights-of-way and easement lines, building envelopes as required on the preliminary plat, lot area of each lot, boundaries of floodplain and floodway and avalanche district, all with bearings, accurate dimensions in feet and decimals, in degrees and minutes and radii, arcs, central angles, tangents and chord lengths of all curves to the above accuracy.</b>
			<b>Findings</b>	<i>Complies, all components on preliminary shown on final plat, including; lot and property lines, lot lines, street right-of-way lines and centerlines, building envelopes, lot area, floodplain line and easements. See sheet 1 of Final Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.4	<b>Names and locations of all adjoining subdivisions.</b>
			<b>Findings</b>	<i>Complies. Names and locations of all adjoining subdivisions are noted on Sheet 1 of the final plat, showing the following adjacent properties and subdivisions:</i> <ul style="list-style-type: none"> <li>• Davis Subdivision Lot 2A</li> <li>• Cliffhanger Subdivision Lot 2a</li> <li>• Gorrel Subdivision Block 1, Lot 1</li> <li>• Tax Lot 3338, 3384</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.5	<b>Name and right-of-way width of each street and other public rights-of-way.</b>
			<b>Findings</b>	<i>Wood River Drive is existing and the ROW is shown on the plat. Width varies from a 50' minimum. Scale shown for reference. See sheet 1 of Final Plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.6	<b>Location, dimension and purpose of all easements, public or private.</b>
			<b>Findings</b>	<i>Sheet 1 of the final plat shows the locations and dimensions of all public and private easements. The notes on sheet 1 of the final plat specify the purpose of all easements.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.7	<b>The blocks numbered consecutively throughout each block.</b>
			<b>Findings</b>	<i>N/A - No blocks are being created within this 2 lot subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.8	<b>The outline of any property, other than a street, alley or easement, which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Ketchum for Public Use", together</b>



				with any other descriptive language with regard to the precise nature of the use of the land so dedicated.
			<b>Findings</b>	<i>Complies. 10' fish &amp; nature study easement shown on plat and described in plat note 7.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.9</b>	<b>The title, which shall include the name of the subdivision, the name of the City, if appropriate, county and state, and the location and description of the subdivision referenced to section, township, range.</b>
			<b>Findings</b>	<i>Complies. All titles, location, and description included; see sheet 1.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.10</b>	<b>Scale, north arrow and date</b>
			<b>Findings</b>	<i>The scale, north arrow, and date are included on sheet 1 of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.11</b>	<b>Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision.</b>
			<b>Findings</b>	<i>Wood River Drive is maintained by the city of Ketchum and is adjacent to subdivision and is show on the plat, sheet 1.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030.K.12</b>	<b>A plat note provision referencing the County Recorder's instrument number where the condominium declaration(s) and/or articles of incorporation of homeowners' association governing the subdivision are recorded.</b>
			<b>Findings</b>	<i>N/A - There is no HOA as part of this 2 lot subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.13</b>	<b>Certificate by a registered professional land surveyor making the plat certifying the correctness of the plat.</b>
			<b>Findings</b>	<i>Sheet 3 of the final plat includes the required Surveyor's Certificate.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.14</b>	<b>A current title report of all property contained within the plat shall be provided to the City and used, in part, as the basis for the dedication of easements and encumbrances on the property.</b>
			<b>Findings</b>	<i>Complies. A title report was submitted with the initial application on June 11, 2024.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.15</b>	<b>Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.</b>
			<b>Findings</b>	<i>Sheet 2 of plat includes a certificate of ownership and associated acknowledgement from the owner and holder of security interest with regard to the subject property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.16</b>	<b>Certification and signature of the City Engineer verifying that the subdivision and design standards meet all City requirements.</b>
			<b>Findings</b>	<i>Sheet 3 of the final plat includes the City Engineer's Certificate.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.17</b>	<b>Certification and signature of the City Clerk of the City of Ketchum verifying that the subdivision has been approved by the council.</b>
			<b><i>Findings</i></b>	<i>Sheet 3 of the final plat includes the certification and signature of the City Clerk verifying the subdivision has been approved by the City Council.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.18</b>	<b>Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare.</b>
			<b><i>Findings</i></b>	<i>No additional standards are required - Standard State Health Certificate is indicated on sheet 1 of final plat stating; "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."</i>

### 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 City Council has authority to hear the applicant's Final Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The final plat application is governed under Sections 16.04.010, 16.04.020, 16.04.030, 16.04.040, of Ketchum Municipal Code and meets LR Zoning dimensional standards in Title 17.12.
4. The proposed final plat meets the standards for approval under Title 16 of Ketchum Municipal Code.

## DECISION

**THEREFORE**, the Ketchum City Council **approves** *Joan Dick Subdivision Final Plat* File No. P25-031 this Monday, September 2, 2025, subject to the following conditions:

### CONDITIONS OF APPROVAL

1. The Final Plat shall be recorded with the Blaine County Clerk and Recorder's Office within one year of approval by the Ketchum City Council.
2. Upon recording of the final plat with the Blaine County Clerk and Recorder's Office, the applicant shall provide a copy of the recorded final plat to the Planning and Building Department.
3. Prior to mylar of final plat change the third sentence in plat note 4 by omitting the words "Tile 17" to read, "Refer to Ketchum municipal code zoning regulations for additional Information." This change will ensure consistency with the anticipated code adoption.

Findings of Fact **adopted** this 2<sup>nd</sup> day of September 2025.

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Neil Bradshaw, Mayor  
City of Ketchum



**City of Ketchum  
Planning & Building**

IN RE: )  
)  
Joan Dick Subdivision ) KETCHUM CITY COUNCIL  
Subdivision Preliminary Plat ) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
File Number: P24-056 ) DECISION  
)  
Date: October 7, 2024 )  
)

PROJECT: Joan Dick Subdivision

APPLICATION TYPE: Subdivision Preliminary Plat

FILE NUMBER: P24-056

PROPERTY OWNER: John Dick, Marianne Dick

REPRESENTATIVE: Matt Smithman, Galena-Benchmark Engineering

LOCATION: 560 Wood River Dr – (TL 4271)

ZONING: Limited Residential (LR)

**RECORD OF PROCEEDINGS**

The Planning and Building Department received the subdivision application for the project on June 11, 2024. Following the receipt of the application, staff routed the application materials to all city departments for review. After one round of review, the application was scheduled for hearing. The Planning and Zoning Commission considered the Joan Dick Subdivision Preliminary Plat Application File No. P24-056 during their meeting on August 27, 2024 and recommended approval to City Council.

**FINDINGS OF FACT**

The Ketchum 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:

The Council reviewed the lot consolidation preliminary plat application for conformance with KMC 16.04.030 – Procedures for subdivision approval and KMC 16.04.040 – Development and Design.

Dimensional Standards

New lots created in the LR zone district must meet dimensional standards as outlined in KMC 17.12.030. Subdivision applications must demonstrate that the lot(s) created conform to the minimum lot area, minimum

lot width, and building setback lines. For subdivisions of existing lots, a subdivision of land cannot create a nonconformity. For this application, the minimum lot area and widths are in conformance with the LR zone district. Lots in the LR zone are required to be a minimum of 9,000 square feet with an average width of 80 feet. The two new lots are both 12,070 square feet in area and 84 feet wide at the narrowest point. Average lot width is calculated by taking a width measurement, parallel to the front property boundary at every 10 feet for the depth of the property and taking the average of those measurements.

Building setback lines for development on the new lots will be reviewed and verified at building permit application. The existing residence will need to be demolished prior to approval of the final plat so as to not create a non-conforming building crossing property lines.

## FINDINGS REGARDING PRELIMINARY PLAT SUBDIVISION REQUIREMENTS

Preliminary Plat Requirements				
Compliant				
Yes	No	N/A	City Code	City Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			<i>Findings</i>	The City of Ketchum Planning and Building Department received the subdivision application and all applicable application materials on June 11, 2024.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I	Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.
			<i>Findings</i>	The subdivision application was deemed complete on June 11, 2024.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .1	The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following:  The scale, north point and date.
			<i>Findings</i>	This standard is met as shown on Sheet 1 of the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .2	The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.
			<i>Findings</i>	As shown on Sheet 1 of the preliminary plat, the subdivision is named "Joan Dick Subdivision" which is not the same as any other subdivision in Blaine County, Idaho
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			<i>Findings</i>	As shown on Sheet 1, the owner and subdivider is Jay & Marianne Dick. The plat was prepared by Robert Brier of Galena-Benchmark Engineering.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .4	Legal description of the area platted.
			<i>Findings</i>	The legal description of the area platted is shown on the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			<i>Findings</i>	The preliminary plat indicates the boundary lines of adjoining lots.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .6	A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			<i>Findings</i>	Sheet 1 of the preliminary plat shows the contour lines for the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			<i>Findings</i>	Sheet 1 identifies the outline of the existing building on the property as well as adjacent streets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .8	Boundary description and the area of the tract.
			<i>Findings</i>	The preliminary plat provides the boundary description of the area and includes square footage and acreage of the lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .9	Existing zoning of the tract.
			<i>Findings</i>	Sheet 1 of the preliminary plat lists the existing zoning of the subject property above the owner information.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			<i>Findings</i>	The preliminary plat shows the locations and lot lines for the proposed lot. No new streets or blocks are being proposed with this application. Easements include a 25ft scenic Easement and a 10ft Fish and Nature Study Easement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			<i>Findings</i>	This standard is not applicable as there is no requirement or proposal for land dedicated for public or common use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			<i>Findings</i>	Sheet 1 shows the water and sewer lines immediately adjacent to the subject property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .13	The direction of drainage, flow and approximate grade of all streets.
			<i>Findings</i>	This standard is shown in multiple locations on the preliminary plat.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			<i>Findings</i>	This standard does not apply as no new drainage canals or structures are proposed.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .15	All percolation tests and/or exploratory pit excavations required by state health authorities.
			<i>Findings</i>	This standard does not apply as no additional tests are required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.I .16	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
			<i>Findings</i>	This standard does not apply as this preliminary plat application is not for a townhouse or condominium subdivision and no commonly owned land or facilities are proposed.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .17	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			<i>Findings</i>	Sheet 1 includes a vicinity map that satisfies this requirement.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .18	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
			<i>Findings</i>	Boundaries of the floodplain and floodway are shown on Sheet 1.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .19	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			<i>Findings</i>	A building envelope is shown on both proposed lots as the property is adjacent to the Big Wood River and contains the floodplain.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .20	Lot area of each lot.
			<i>Findings</i>	As shown on Sheet 1 of the preliminary plat, the lot area for both lots is 12,070 square feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .21	Existing mature trees and established shrub masses.
			<i>Findings</i>	Existing mature trees and shrub masses on the subject property are identified on the preliminary plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .22	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
			<i>Findings</i>	The applicant provided a title commitment issued by Stewart Title dated January 12, 2024 and a grant deed recorded on September 9, 1993 with the Blaine County Clerk and Recorder.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.I .23	Three (3) copies of the preliminary plat shall be filed with the administrator.
			<i>Findings</i>	The City of Ketchum received hard and digital copies of the preliminary plat at the time of application.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Findings</i>	No improvements are required to be made with the creation of Lots 1 & 2.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
			<i>Findings</i>	No improvements are required to be made with the creation of Lots 1 & 2.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.
			<i>Findings</i>	No improvements are required to be made with the creation of Lots 1 & 2.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.
			<i>Findings</i>	No improvements are required to be made with the creation of Lots 1 & 2.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.E	Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows: <ol style="list-style-type: none"> <li>1. All angle points in the exterior boundary of the plat.</li> <li>2. All street intersections, points within and adjacent to the final plat.</li> <li>3. All street corner lines ending at boundary line of final plat.</li> <li>4. All angle points and points of curves on all streets.</li> <li>5. The point of beginning of the subdivision plat description.</li> </ol>
			<i>Findings</i>	No improvements are required to be made with the creation of Lots 1 & 2.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	Lot Requirements: <ol style="list-style-type: none"> <li>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.</li> <li>2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so</li> </ol>



				<p>affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following:</p> <ol style="list-style-type: none"> <li>For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met.</li> <li>For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.</li> </ol> <p>3. Corner lots outside the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts.</p> <p>6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.</p>
			<i>Findings</i>	<ol style="list-style-type: none"> <li>The lot size of 12,070 square feet is above the minimum required lot area as well as the average lot width of at least 84 feet. All future development on the site will comply with LR dimensional standards in Title 17.</li> <li>Building envelopes are required and shown on both proposed lots as the property contains floodplain</li> <li>The application does not create a corner lot.</li> <li>The proposed side lot lines meet this standard.</li> <li>The subject property is not a double frontage lot.</li> <li>Both lots will have greater than 80 feet of frontage along Wood River Drive.</li> </ol>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> <li>No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots.</li> <li>Blocks shall be laid out in such a manner as to comply with the lot requirements.</li> <li>The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and</li> </ol>

				<p>minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features.</p> <p>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</p>
			<i>Findings</i>	This standard does not apply as no new blocks are being created.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p><b>Street Improvement Requirements:</b></p> <p>1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;</p> <p>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</p> <p>3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features;</p> <p>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</p> <p>5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;</p> <p>6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;</p> <p>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;</p> <p>8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p>

				<p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.</p>
				This standards is not applicable. This proposal does not create a new street, private road or bridge.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	<p>Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.</p>
			<i>Findings</i>	This standard does not apply as the subject property is in a residential zoning district which do not require alleys.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.J	<p>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.</p> <p>1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.</p> <p>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.</p> <p>3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.</p> <p>4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p> <p>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.</p> <p>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.</p>
			<i>Findings</i>	Both a ten foot fish and nature study easement and a twenty five foot scenic easement are shown on the proposed lots.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	<p>Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable</p>

				requirements which it deems necessary to protect public health, safety and welfare.
			<i>Findings</i>	This standard is not applicable as no sanitary sewage disposal improvements are required for this project. Sewer infrastructure exists adjacent to the proposed lots.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	<p><b>Water System Improvements:</b> A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.</p>
			<i>Findings</i>	This standard is not applicable as no water improvements are required for this project. Water infrastructure exists adjacent to the proposed Lot 1.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	<p><b>Planting Strip Improvements:</b> Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off-street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.</p>
			<i>Findings</i>	This standard is not applicable as planting strips are not required for this project
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<p><b>Cuts, Fills, And Grading Improvements:</b> Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <ol style="list-style-type: none"> <li>1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application.</li> <li>2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: <ol style="list-style-type: none"> <li>a. Proposed contours at a maximum of five foot (5') contour intervals.</li> <li>b. Cut and fill banks in pad elevations.</li> <li>c. Drainage patterns.</li> <li>d. Areas where trees and/or natural vegetation will be preserved.</li> <li>e. Location of all street and utility improvements including driveways to building envelopes.</li> <li>f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements.</li> </ol> </li> <li>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</li> </ol>

				<p>4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</p> <p>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</p> <p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> <li>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHTO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods).</li> <li>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</li> <li>d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope.</li> <li>e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.</li> </ul>
			<i>Findings</i>	This standard is not applicable as no grading improvements are proposed or required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.O	<p><b>Drainage Improvements:</b> The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.</p>
			<i>Findings</i>	This standard is not applicable as no drainage improvements are proposed or required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.P	<p><b>Utilities:</b> 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</p>

				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>Findings</i>	No utility improvements are proposed or required.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			<i>Findings</i>	This standard is not applicable as off-site improvements are not required or proposed with this project

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.R	Avalanche and mountain overlay. All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in title 17 of this Code.
			<i>Findings</i>	This standard is not applicable as this application is not within the Avalanche or Mountain Overlay
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.S	Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Findings</i>	This standard is not applicable as the subject property is developed with an existing residence and private landscaping.

### CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant's Townhouse Preliminary Plat application for the development and use of the project site.
2. The Council has authority to review and recommend approval of the applicant's Subdivision Preliminary Plat Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.04.030.
4. The Subdivision Preliminary Plat application is governed under Chapter 16.04 of Ketchum Municipal Code.
5. The Joan Dick Subdivision Preliminary Plat application meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

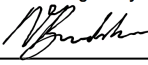
## DECISION

**THEREFORE**, the Council **approves** of this Subdivision Preliminary Plat Application File No. P24-056 this Tuesday, October 7, 2024 subject to the following conditions of approval.

### CONDITIONS OF APPROVAL

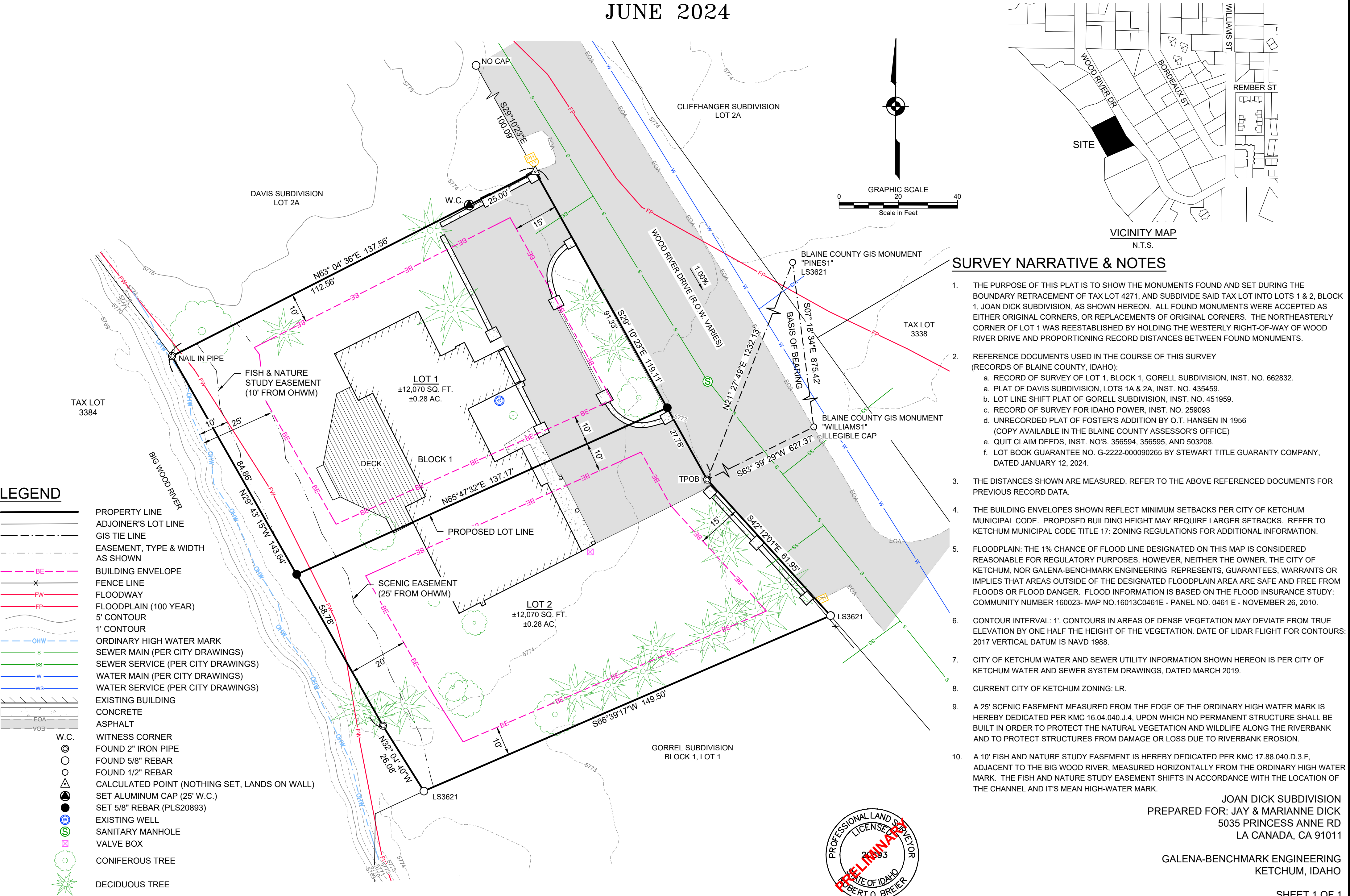
1. Failure to obtain final plat approval within two (2) years of Council's approval of the Preliminary Plat shall cause the Preliminary Plat to be null and void.
2. Prior to recording a Final Plat, the existing residence shall be demolished. The residence shall be demolished after the Planning & Building Department receives and deems complete a building permit and floodplain development permit for the replacement project. Failure to demolish the existing residence shall cause the Preliminary Plat to be null and void.
3. In order for the riparian zone to receive full restoration, the applicant shall make a reasonable effort to coordinate with Sun Valley Resorts to install landscaping on Sun Valley Resorts property within the riparian zone. If upon submittal of a floodplain development permit, riparian improvements on Sun Valley Resorts property are not included in the scope of the permit, the applicant shall provide demonstration of reasonable effort to coordinate full riparian restoration. If the City does not believe a reasonable effort was made, the City shall reserve the right to request additional effort to be made and may withhold approval of a floodplain development permit until a reasonable effort has been satisfied.

Findings of Fact **adopted** this 7<sup>th</sup> day of October 2024.

DocuSigned by:  
  
032B2B10E596435...  
Neil Bradshaw, Mayor

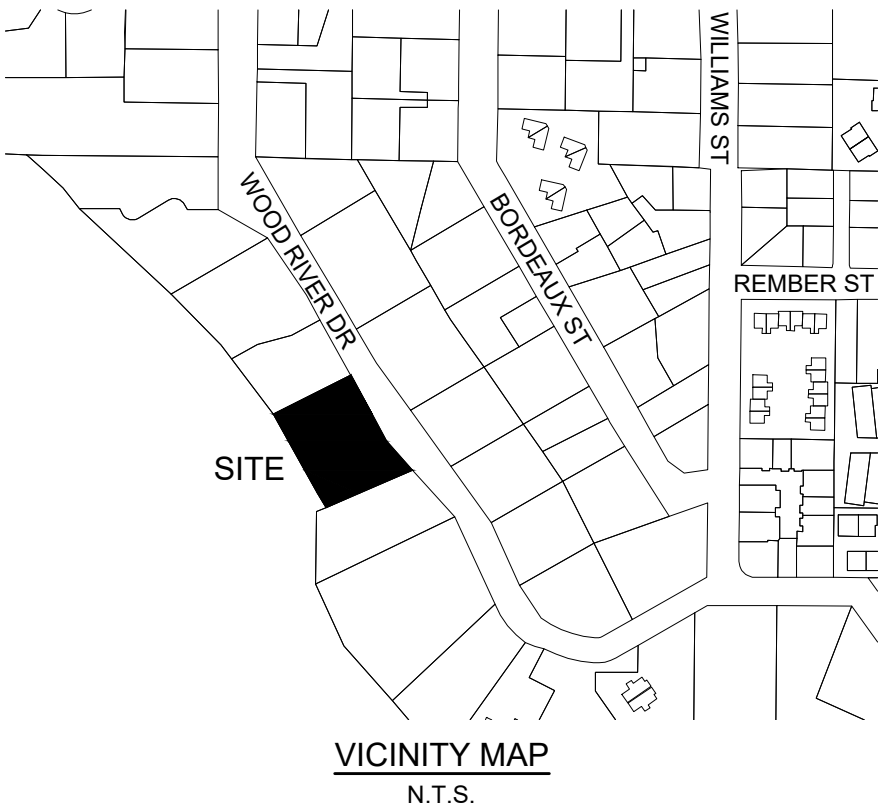
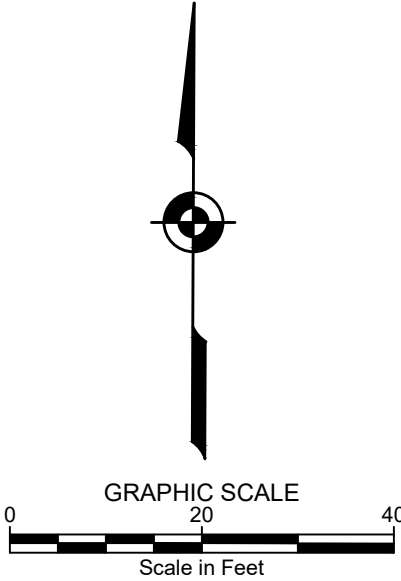


A PRELIMINARY PLAT SHOWING  
**JOAN DICK SUBDIVISION**  
WHEREIN TAX LOT 4271 IS SUBDIVIDED INTO LOTS 1 & 2, BLOCK 1, JOAN DICK SUBDIVISION, AS SHOWN HEREON  
LOCATED WITHIN SECTION 13, T.4 N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
JUNE 2024



**LEGEND**

	PROPERTY LINE
	ADJOINER'S LOT LINE
	GIS TIE LINE
	EASEMENT, TYPE & WIDTH AS SHOWN
	BUILDING ENVELOPE
	FENCE LINE
	FLOODWAY
	FLOODPLAIN (100 YEAR)
	5' CONTOUR
	1' CONTOUR
	ORDINARY HIGH WATER MARK
	SEWER MAIN (PER CITY DRAWINGS)
	SEWER SERVICE (PER CITY DRAWINGS)
	WATER MAIN (PER CITY DRAWINGS)
	WATER SERVICE (PER CITY DRAWINGS)
	EXISTING BUILDING
	CONCRETE
	ASPHALT
	W.C. WITNESS CORNER
	FOUND 2" IRON PIPE
	FOUND 5/8" REBAR
	FOUND 1/2" REBAR
	CALCULATED POINT (NOTHING SET, LANDS ON WALL)
	SET ALUMINUM CAP (25' W.C.)
	SET 5/8" REBAR (PLS20893)
	EXISTING WELL
	SANITARY MANHOLE
	VALVE BOX
	CONIFEROUS TREE
	DECIDUOUS TREE



**SURVEY NARRATIVE & NOTES**

- THE PURPOSE OF THIS PLAT IS TO SHOW THE MONUMENTS FOUND AND SET DURING THE BOUNDARY RETRACEMENT OF TAX LOT 4271, AND SUBDIVIDE SAID TAX LOT INTO LOTS 1 & 2, BLOCK 1, JOAN DICK SUBDIVISION, AS SHOWN HEREON. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. THE NORTHEASTERLY CORNER OF LOT 1 WAS REESTABLISHED BY HOLDING THE WESTERLY RIGHT-OF-WAY OF WOOD RIVER DRIVE AND PROPORTIONING RECORD DISTANCES BETWEEN FOUND MONUMENTS.
- REFERENCE DOCUMENTS USED IN THE COURSE OF THIS SURVEY (RECORDS OF BLAINE COUNTY, IDAHO):
  - RECORD OF SURVEY OF LOT 1, BLOCK 1, GORELL SUBDIVISION, INST. NO. 662832.
  - PLAT OF DAVIS SUBDIVISION, LOTS 1A & 2A, INST. NO. 435459.
  - LOT LINE SHIFT PLAT OF GORELL SUBDIVISION, INST. NO. 451959.
  - RECORD OF SURVEY FOR IDAHO POWER, INST. NO. 259093
  - UNRECORDED PLAT OF FOSTER'S ADDITION BY O.T. HANSEN IN 1956 (COPY AVAILABLE IN THE BLAINE COUNTY ASSESSOR'S OFFICE)
  - QUIT CLAIM DEEDS, INST. NO'S. 356594, 356595, AND 503208.
  - LOT BOOK GUARANTEE NO. G-2222-000090265 BY STEWART TITLE GUARANTY COMPANY, DATED JANUARY 12, 2024.
- THE DISTANCES SHOWN ARE MEASURED. REFER TO THE ABOVE REFERENCED DOCUMENTS FOR PREVIOUS RECORD DATA.
- THE BUILDING ENVELOPES SHOWN REFLECT MINIMUM SETBACKS PER CITY OF KETCHUM MUNICIPAL CODE. PROPOSED BUILDING HEIGHT MAY REQUIRE LARGER SETBACKS. REFER TO KETCHUM MUNICIPAL CODE TITLE 17: ZONING REGULATIONS FOR ADDITIONAL INFORMATION.
- FLOODPLAIN: THE 1% CHANCE OF FLOOD LINE DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, NEITHER THE OWNER, THE CITY OF KETCHUM, NOR GALENA-BENCHMARK ENGINEERING REPRESENTS, GUARANTEES, WARRANTS OR IMPLIES THAT AREAS OUTSIDE OF THE DESIGNATED FLOODPLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER. FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY: COMMUNITY NUMBER 160023- MAP NO.16013C0461E - PANEL NO. 0461 E - NOVEMBER 26, 2010.
- CONTOUR INTERVAL: 1'. CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2017 VERTICAL DATUM IS NAVD 1988.
- CITY OF KETCHUM WATER AND SEWER UTILITY INFORMATION SHOWN HEREON IS PER CITY OF KETCHUM WATER AND SEWER SYSTEM DRAWINGS, DATED MARCH 2019.
- CURRENT CITY OF KETCHUM ZONING: LR.
- A 25' SCENIC EASEMENT MEASURED FROM THE EDGE OF THE ORDINARY HIGH WATER MARK IS HEREBY DEDICATED PER KMC 16.04.040.J.4, 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.
- A 10' FISH AND NATURE STUDY EASEMENT IS HEREBY DEDICATED PER KMC 17.88.040.D.3.F, ADJACENT TO THE BIG WOOD RIVER, MEASURED HORIZONTALLY FROM THE ORDINARY HIGH WATER MARK. THE FISH AND NATURE STUDY EASEMENT SHIFTS IN ACCORDANCE WITH THE LOCATION OF THE CHANNEL AND IT'S MEAN HIGH-WATER MARK.



JOAN DICK SUBDIVISION  
PREPARED FOR: JAY & MARIANNE DICK  
5035 PRINCESS ANNE RD  
LA CANADA, CA 91011

GALENA-BENCHMARK ENGINEERING  
KETCHUM, IDAHO