



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

PROJECT: 330 Topaz Street Residence

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

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

PROPERTY OWNER: Matthew & Kathryn McNeal

ARCHITECT: Gretchen Wagner, AIA, Scape Design Studio

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

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

ZONING: Limited Residential (LR)

OVERLAY: Mountain Overlay

REVIEWER: Abby Rivin – Senior Planner

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

EXECUTIVE SUMMARY

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



Figure 1: Proposed 330 Topaz Street Residence

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



Figure 2: Subject Property Aerial Map

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

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

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

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

BACKGROUND

Process to Date

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

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

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

Existing Conditions

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

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

ANALYSIS

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

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

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

Comprehensive Plan and Mountain Overlay Vision

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

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

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

Site Context and Analysis

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

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

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

Criteria 3: Conformance with Applicable Code Standards

Zoning and Dimensional Standards

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

Topaz Street, Easements, and Turnaround Areas

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

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

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

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

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

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

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

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

Irrigation Conveyances

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

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

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

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

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

Mountain Overlay Standards

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

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

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

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

Design Review Standards

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

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

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

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

Lot Consolidation Preliminary Plat

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

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

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

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

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

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

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

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

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

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

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

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

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

STAFF RECOMMENDATION

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

Accordingly, staff recommends that the Planning and Zoning Commission:

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

Commission Options

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

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

Recommended Motions

Mountain Overlay Design Review

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

Lot Consolidation Preliminary Plat

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

Recommended Conditions

Mountain Overlay Design Review

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

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

Lot Consolidation Preliminary Plat

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

ATTACHMENTS:

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

Attachment A

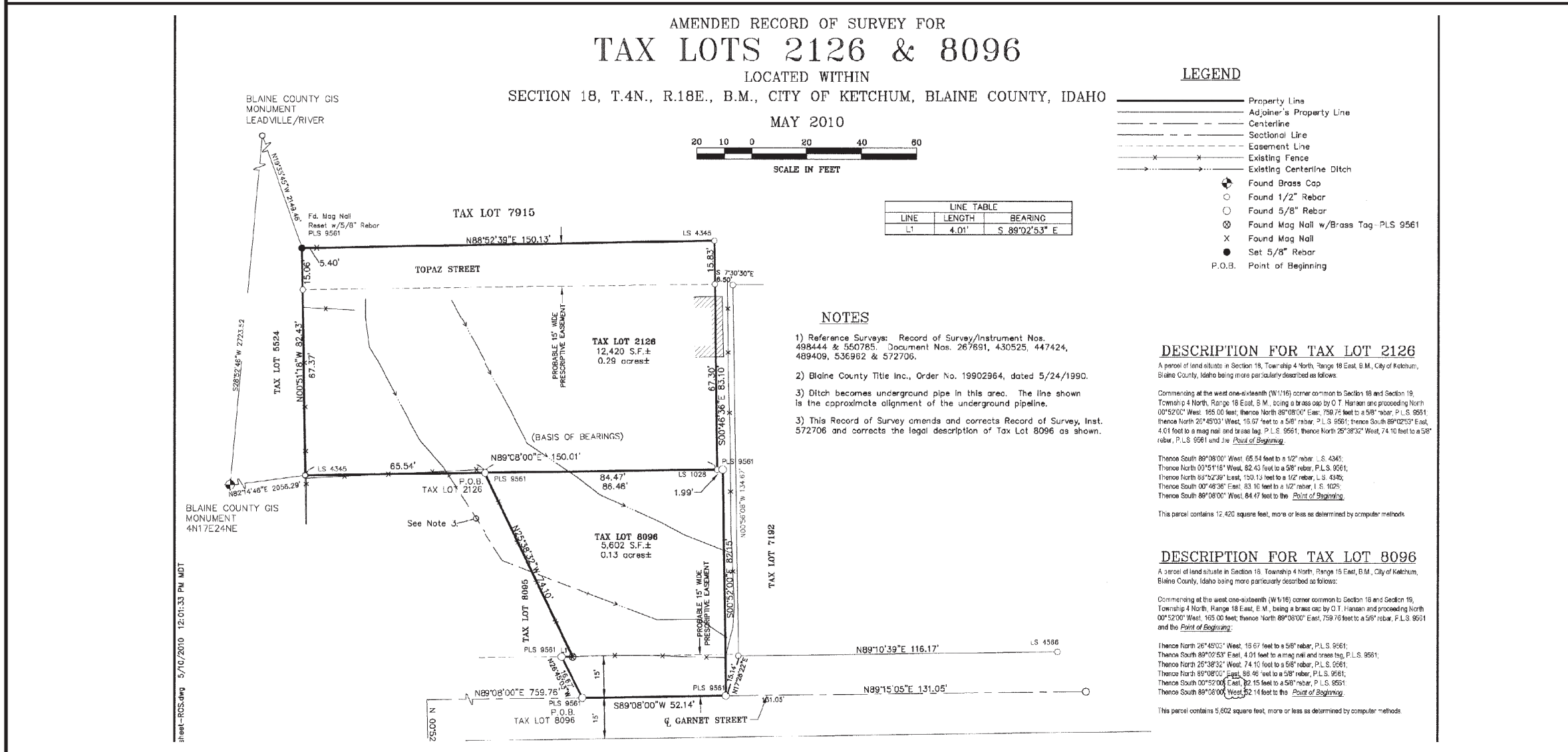
Mountain Overlay

Design Review Plan Set

VICINITY MAP



PLAT MAP (not to scale)



REFERENCE IMAGE (not to scale)



DRAWING INDEX

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

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

GENERAL NOTES

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

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

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

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

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

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

BUILDING DATA

CODE:	2018 International Residential Code, as adopted by the City of Ketchum 2018 International Fire Code, as adopted by the City of Ketchum 2018 International Energy Conservation Code, as adopted by the City of Ketchum 2018 International Swimming Pool & Spa Code as adopted by Blaine County																
ADDRESS:	330 Topaz Street, Ketchum, ID 83340																
LEGAL DESCRIPTION:	KETCHUM FR SESW TL 8258 & 8259 SEC 18 4N 18E Tax Lots 2126 & 8096																
PARCEL NUMBER:	RPK4N18018035B																
ZONE:	LR, LIMITED RESIDENTIAL																
OCCUPANCY:	R- 3																
CONSTRUCTION:	Type V																
SQUARE FOOTAGE:	<table border="0"> <tr> <td>First Level</td> <td>2,740 SF</td> </tr> <tr> <td>Second Level</td> <td>1,053 SF</td> </tr> <tr> <td>Partial Basement</td> <td>476 SF</td> </tr> <tr> <td>Bonus (Over Garage)</td> <td>775 SF</td> </tr> <tr> <td>Garage</td> <td>779 SF</td> </tr> <tr> <td>Total square footage</td> <td>5,823 SF</td> </tr> </table>	First Level	2,740 SF	Second Level	1,053 SF	Partial Basement	476 SF	Bonus (Over Garage)	775 SF	Garage	779 SF	Total square footage	5,823 SF				
First Level	2,740 SF																
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Garage	779 SF																
Total square footage	5,823 SF																
BUILDING HEIGHT:	<table border="0"> <tr> <td>Allowable</td> <td>35'-0"</td> <td>Proposed</td> <td>30'-4"</td> </tr> </table> <p>Proposed height from lowest of adjacent existing, natural or finished grade. See building height setback diagram.</p>	Allowable	35'-0"	Proposed	30'-4"												
Allowable	35'-0"	Proposed	30'-4"														
SETBACKS	<table border="0"> <tr> <td>Front yard</td> <td>Allowable 15'-0"</td> <td>Proposed</td> <td>15'-2 1/4"</td> </tr> <tr> <td>Side yard, E</td> <td>Allowable 15'-2"</td> <td>Proposed</td> <td>15'-2"</td> </tr> <tr> <td>Side yards, W</td> <td>Allowable 15'-2"</td> <td>Proposed</td> <td>31'-6"</td> </tr> <tr> <td>Rear yard *</td> <td>Allowable 20'-0"</td> <td>Proposed</td> <td>89'-10"</td> </tr> </table> <p>*from Garnet Street (consolidated lot)</p>	Front yard	Allowable 15'-0"	Proposed	15'-2 1/4"	Side yard, E	Allowable 15'-2"	Proposed	15'-2"	Side yards, W	Allowable 15'-2"	Proposed	31'-6"	Rear yard *	Allowable 20'-0"	Proposed	89'-10"
Front yard	Allowable 15'-0"	Proposed	15'-2 1/4"														
Side yard, E	Allowable 15'-2"	Proposed	15'-2"														
Side yards, W	Allowable 15'-2"	Proposed	31'-6"														
Rear yard *	Allowable 20'-0"	Proposed	89'-10"														
LOT COVERAGE:	<table border="0"> <tr> <td>Lot area (per proposed lot consolidation)</td> <td>± 18,678 SF</td> </tr> <tr> <td>Total proposed building footprint</td> <td>3,995 SF</td> </tr> <tr> <td>Existing Sheds:</td> <td>188 SF</td> </tr> <tr> <td>TOTAL</td> <td>4,183 SF</td> </tr> <tr> <td>Total proposed lot coverage of consolidated lot of original lot</td> <td>22%</td> </tr> <tr> <td></td> <td>31.1%</td> </tr> </table>	Lot area (per proposed lot consolidation)	± 18,678 SF	Total proposed building footprint	3,995 SF	Existing Sheds:	188 SF	TOTAL	4,183 SF	Total proposed lot coverage of consolidated lot of original lot	22%		31.1%				
Lot area (per proposed lot consolidation)	± 18,678 SF																
Total proposed building footprint	3,995 SF																
Existing Sheds:	188 SF																
TOTAL	4,183 SF																
Total proposed lot coverage of consolidated lot of original lot	22%																
	31.1%																

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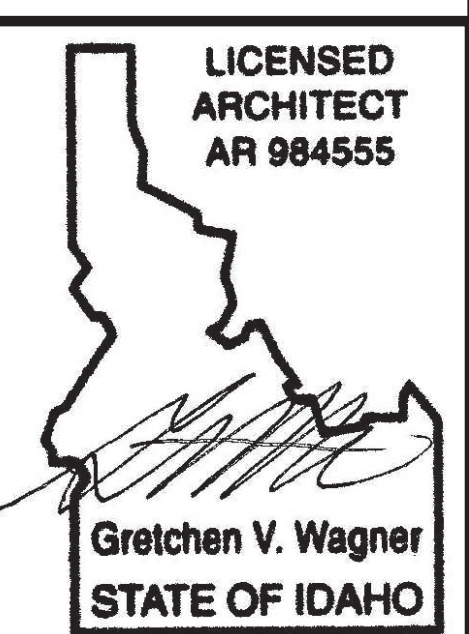
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ABBREVIATIONS

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



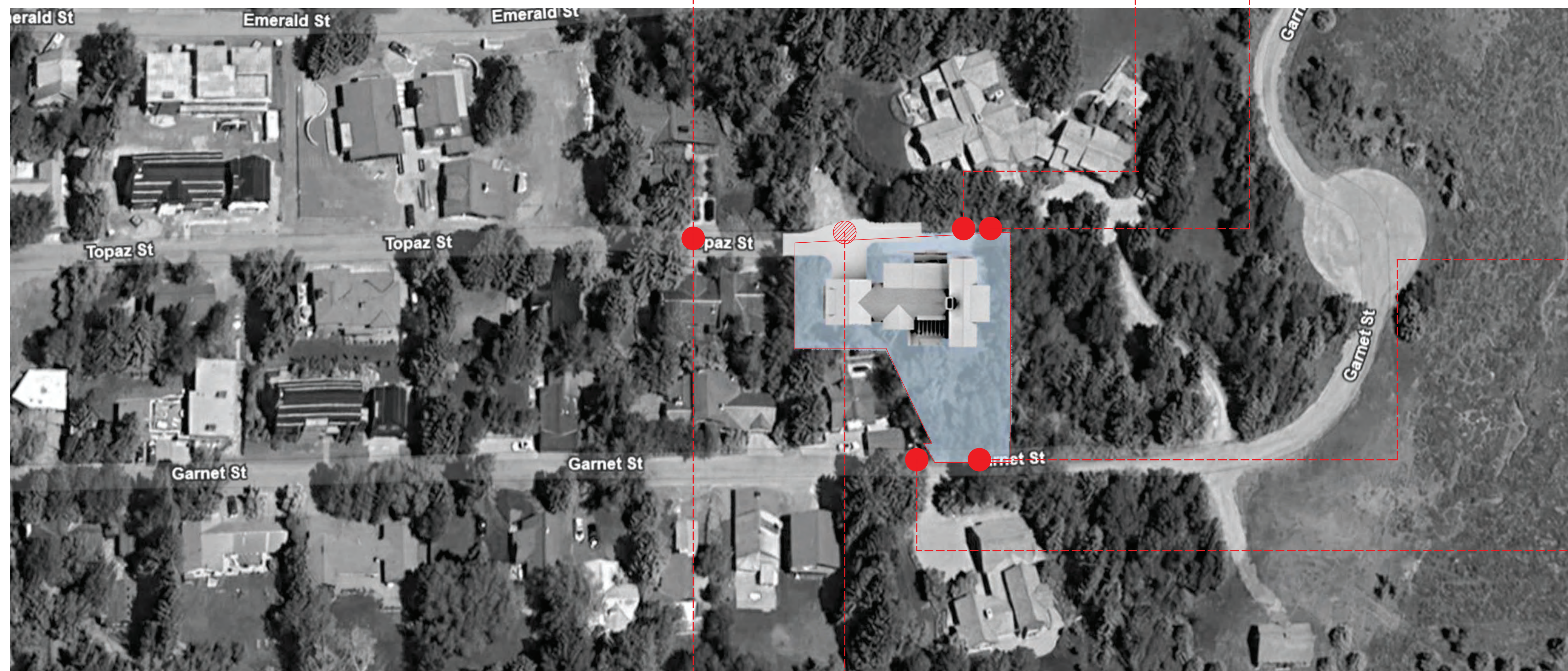
PRELIMINARY . . .
 NOT FOR CONSTRUCTION

MCNEAL
 Residence
 330 TOPAZ STREET
 KETCHUM, ID

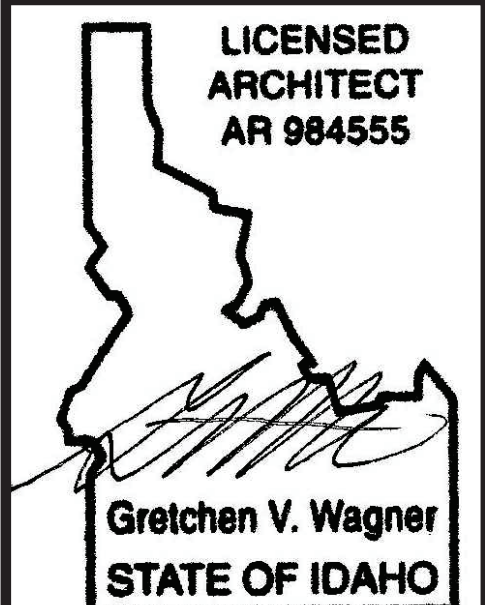


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A000
 COVER SHEET
 NOT TO SCALE



CONTEXTUAL DIAGRAM MAP WITH EXISTING SITE PHOTOGRAPHS NOT TO SCALE



PRELIMINARY : NOT FOR CONSTRUCTION

MCNEAL Residence

330 TOPAZ STREET KETCHUM, ID



gretchen v. wagner

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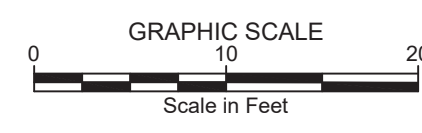
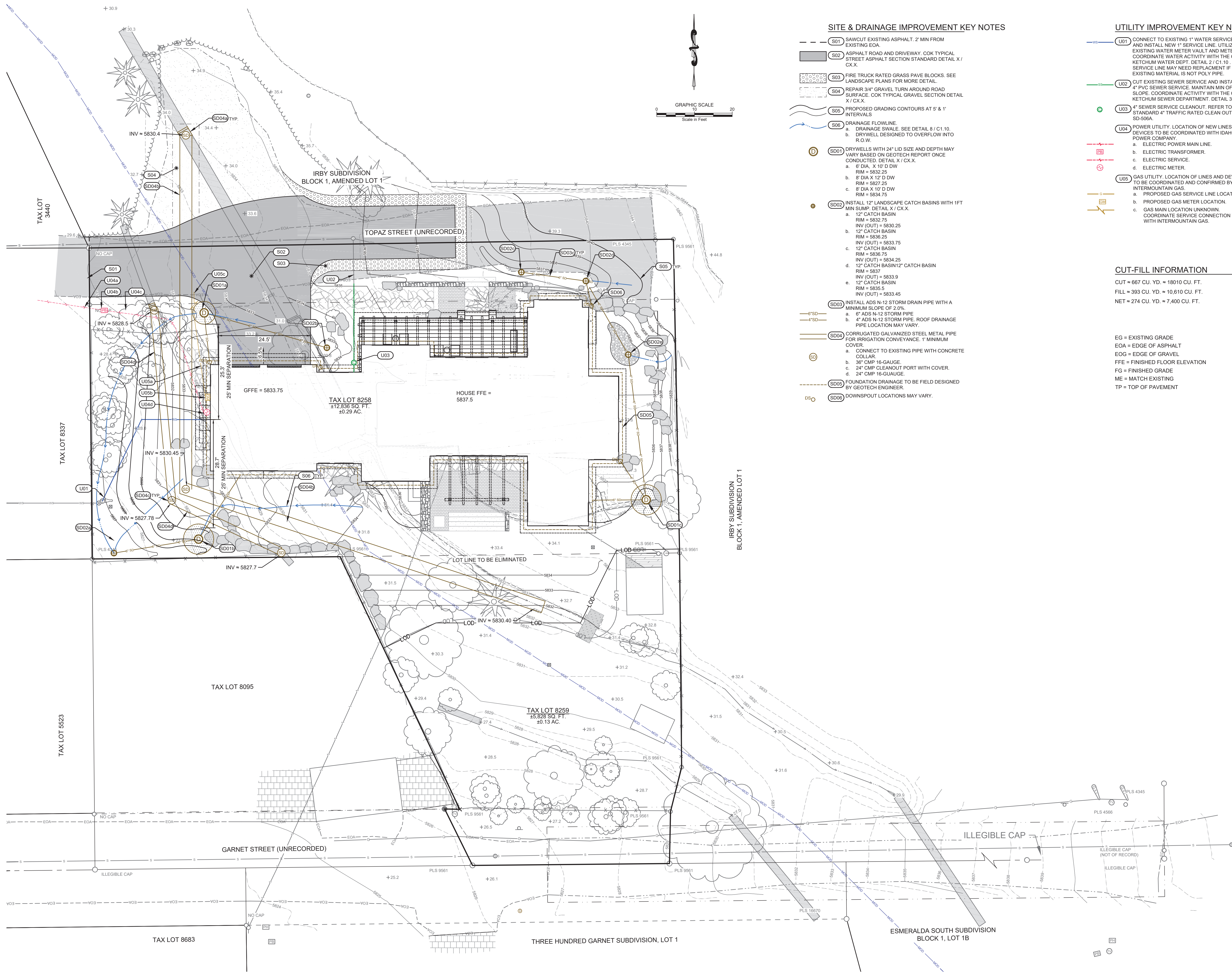
A010 3D PERSPECTIVE + CONTEXT COMPILATION NOT TO SCALE



PERSPECTIVE RENDERINGS NOT TO SCALE



REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project without the written consent of Galena Engineering, Inc.



SITE & DRAINAGE IMPROVEMENT KEY NOTES

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

UTILITY IMPROVEMENT KEY NOTES

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

CUT-FILL INFORMATION

CUT = 667 CU. YD. = 18010 CU. FT.
 FILL = 393 CU. YD. = 10,610 CU. FT.
 NET = 274 CU. YD. = 7,400 CU. FT.

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

330 TOPAZ STREET CIVIL SITE PLAN

LOCATED WITHIN SECTION 18, T. 4 N., R. 18 E., B.M. CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 PREPARED FOR: MATTHEW MCNEAL
 GALENA ENGINEERING, INC. 100 Bell Drive, P.O. Box 733, Ketchum, ID 83840
 (208) 726-8512 www.benchmark-associates.com



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

GALENA-BENCHMARK ENGINEERING
 SURVEYING & LAND SURVEYORS
 100 Bell Drive
 P.O. Box 733
 Ketchum, ID 83840
 (208) 726-8512
 www.benchmark-associates.com

PURPOSE: ISSUE FOR DESIGN REVIEW 3/4/26

NO.	DATE	BY	REVISIONS

LEGEND

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

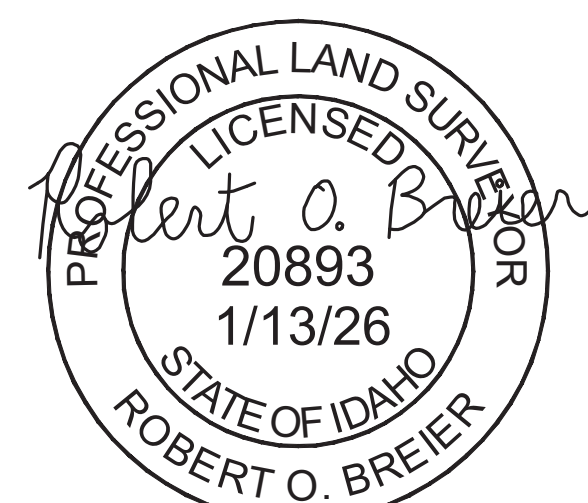
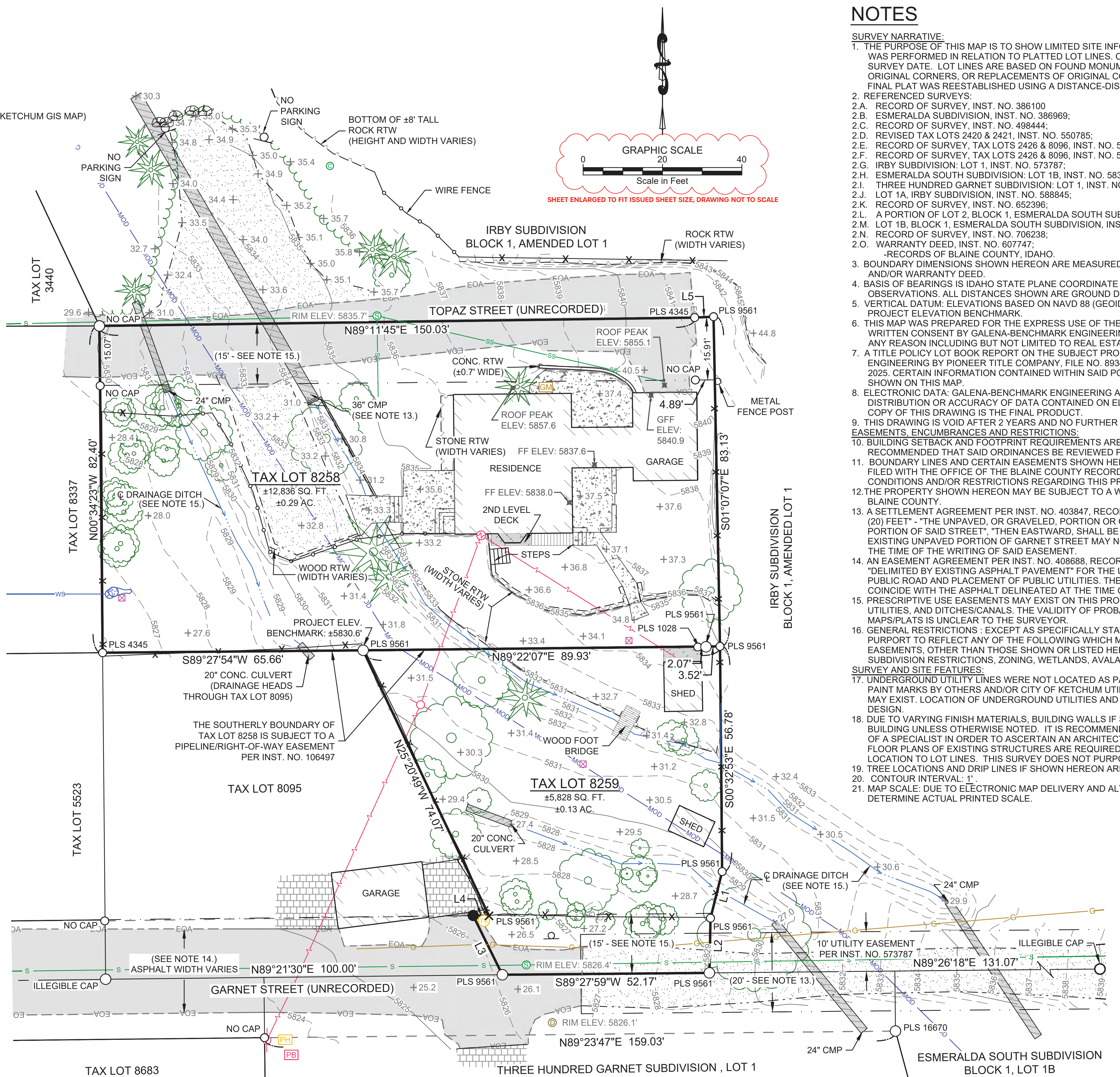
FF ELEV = FINISHED FLOOR ELEVATION
 GFF ELEV = GARAGE FINISHED FLOOR ELEVATION
 CMP = CORRUGATED METAL PIPE
 RTW = RETAINING WALL
 CONC = CONCRETE
 CL = CENTERLINE

LINE TABLE

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

NOTES

- SURVEY NARRATIVE:**
- 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 UPON FINAL PLAT WAS REESTABLISHED USING A DISTANCE-DISTANCE INTERSECTION.
 - REFERENCED SURVEYS:
 - RECORD OF SURVEY, INST. NO. 386100
 - ESMERALDA SUBDIVISION, INST. NO. 386969;
 - RECORD OF SURVEY, INST. NO. 498444;
 - REVISED TAX LOTS 2420 & 2421, INST. NO. 550785;
 - RECORD OF SURVEY, TAX LOTS 2426 & 8096, INST. NO. 572706;
 - RECORD OF SURVEY, TAX LOTS 2426 & 8096, INST. NO. 577521;
 - IRBY SUBDIVISION; LOT 1, INST. NO. 573787;
 - ESMERALDA SOUTH SUBDIVISION; LOT 1B, INST. NO. 583117;
 - THREE HUNDRED GARNET SUBDIVISION; LOT 1, INST. NO. 583118;
 - LOT 1A, IRBY SUBDIVISION, INST. NO. 588845;
 - RECORD OF SURVEY, INST. NO. 652396;
 - A PORTION OF LOT 2, BLOCK 1, ESMERALDA SOUTH SUBDIVISION INST. NO. 679252;
 - LOT 1B, BLOCK 1, ESMERALDA SOUTH SUBDIVISION, INST. NO. 694628;
 - RECORD OF SURVEY, INST. NO. 706238;
 - WARRANTY DEED, INST. NO. 607747;
 -RECORDS OF BLAINE COUNTY, IDAHO.
 - BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS AND/OR WARRANTY DEED.
 - 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.
 - VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID18) DATUM UTILIZING SMARTNET CORS STATION IDKM. SEE PROJECT ELEVATION BENCHMARK.
 - THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT BY GALENA-BENCHMARK ENGINEERING AND IS NOT VALID OR TO BE USED BY OTHER PARTIES FOR ANY REASON INCLUDING BUT NOT LIMITED TO REAL ESTATE TRANSACTIONS, BUILDING APPLICATIONS, PERMITS, ETC.
 - 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.
 - ELECTRONIC DATA: GALENA-BENCHMARK ENGINEERING ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
 - THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.
 - EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:
 - BUILDING SETBACK AND FOOTPRINT REQUIREMENTS ARE PER CURRENT CITY/COUNTY ORDINANCES. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
 - 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.
 - THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO A WELL USER'S AGREEMENT, INST. NO. 316687, RECORDS OF BLAINE COUNTY.
 - A SETTLEMENT AGREEMENT PER INST. NO. 403847, RECORDS OF BLAINE COUNTY, RECITES "A STRIP OF LAND TWENTY (20) FEET" - "THE UNPAVED, OR GRAVELED, PORTION OR GARNET STREET"; "FROM THE EAST END OF THE PAVED PORTION OF SAID STREET" - "THEN EASTWARD, TO REAL ESTATE TRANSACTIONS, BUILDING APPLICATIONS, PERMITS, ETC."
 - AN EASEMENT AGREEMENT PER INST. NO. 408688, RECORDS OF BLAINE COUNTY, RECITES A STRIP OF LAND "DELIMITED BY EXISTING ASPHALT PAVEMENT" FOR THE USE OF "THE PAVED PORTION OF GARNET STREET" AS A PUBLIC ROAD AND PLACEMENT OF PUBLIC UTILITIES. THE WIDTH AND LOCATION OF THE EXISTING ASPHALT MAY NOT COINCIDE WITH THE ASPHALT DELINEATED AT THE TIME OF THE WRITING OF SAID EASEMENT.
 - 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.
 - GENERAL RESTRICTIONS: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS, SURVEY AND SITE FEATURES.
 - UNDERGROUND UTILITY LINES WERE NOT LOCATED AS PART OF THIS SURVEY AND ARE PER SURFACE EVIDENCE, PAINT MARKS BY OTHERS AND/OR CITY OF KETCHUM UTILITY MAPS WHERE SHOWN. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 - DUE TO VARYING FINISH MATERIALS, BUILDING WALLS IF SHOWN HEREON ARE APPROXIMATE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF A SPECIALIST IN ORDER TO ASCERTAIN AN ARCHITECTURAL AS-BUILT, IF DETAILED ARCHITECTURAL FEATURES OR FLOOR PLANS OF EXISTING STRUCTURES ARE REQUIRED. BUILDING FOOTPRINTS ARE SHOWN TO RELATE THEIR LOCATION TO LOT LINES. THIS SURVEY DOES NOT PURPORT TO SUBSTITUTE AN ARCHITECTURAL AS-BUILT.
 - TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 - CONTOUR INTERVAL: 1'
 - MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.

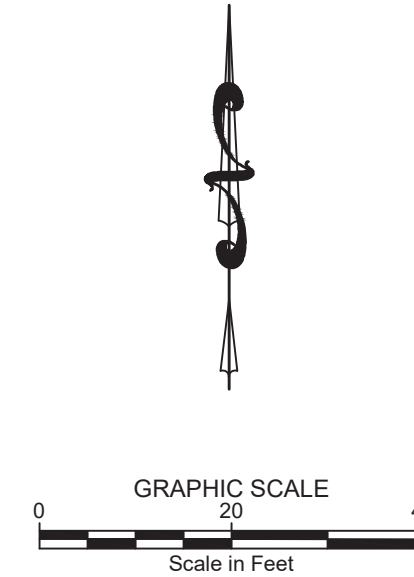
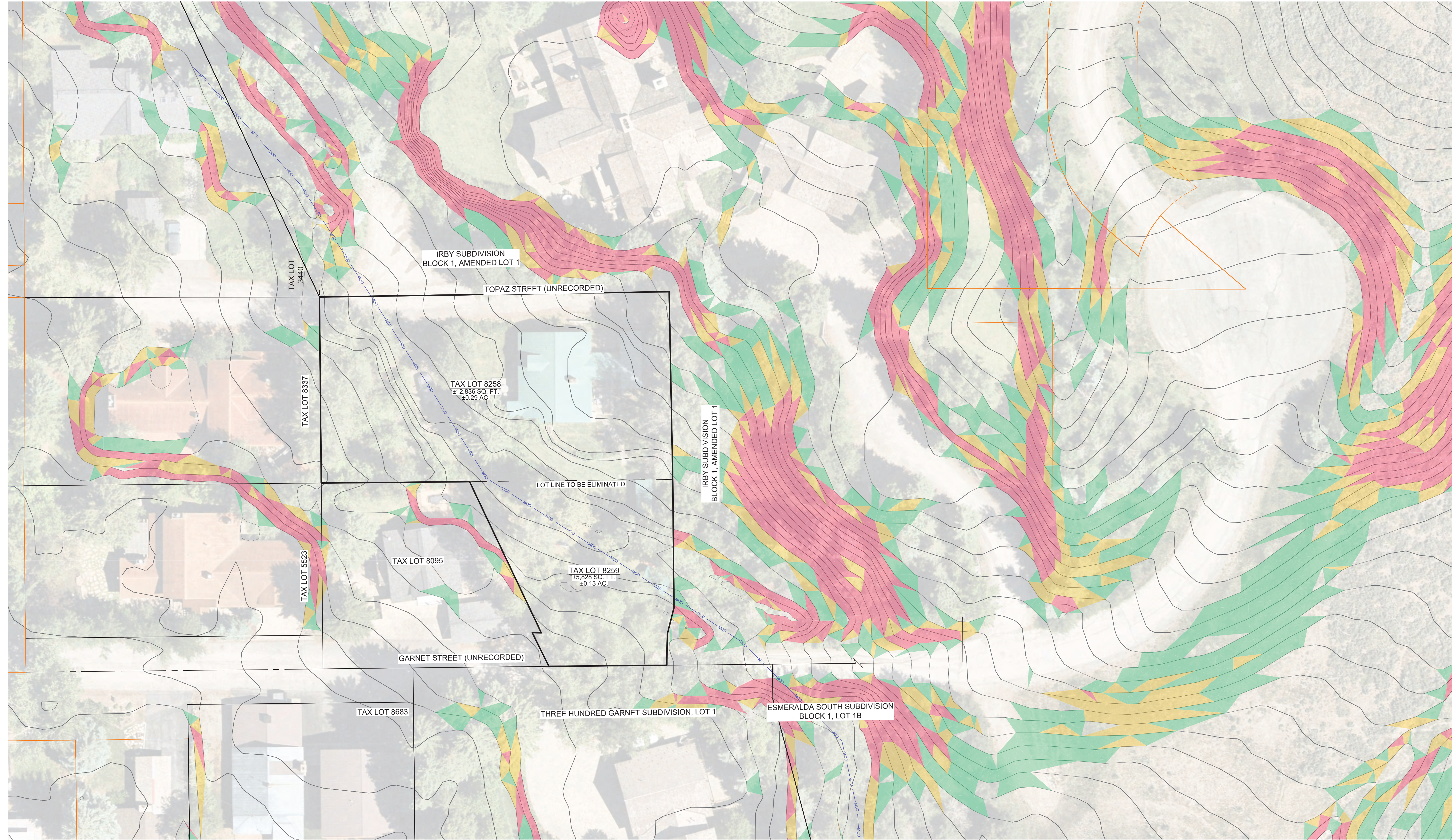


C200

C0.20	PURPOSE: FOR DESIGN		GALENA-BENCHMARK ENGINEERING Civil Engineers & Land Surveyors 100 Bell Drive P.O. Box 733 Ketchum, Idaho 83340 (208) 726-9512 www.benchmark-associates.com	A TOPOGRAPHIC SURVEY SHOWING		TAX LOTS 8258 & 8259 LOCATED WITHIN T.4N., R.18E., SECTION 18, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO JANUARY 2025 PREPARED FOR MATHEW MCNEAL	TAX LOTS 8258 & 8259 GALENA-BENCHMARK ENGINEERING KETCHUM, IDAHO SHEET 1 OF 1 Job No. 25313
	NO	DATE		BY	REVISIONS		
	01/07/2026	BRS	ADDITIONAL TOPO - FOR FIRE TURNAROUND AREA				

PROJECT INFORMATION
 G:\BAMA_ROSIT4N, R18E\Section 18\TL 8258 and 8259 - 330 Topaz\25313\dwg\25313 TOPO.dwg 01/07/26 02:12:17 PM

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project without the written consent of Galena Engineering, Inc.



Slope Table			
Number	Minimum Slope	Maximum Slope	Color
1	15.00%	25.00%	Green
2	20.00%	25.00%	Yellow
3	25.00%	1000.00%	Red

EXISTING LEGEND

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

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

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

GALENA-BENCHMARK ENGINEERING
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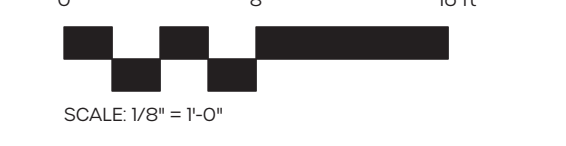
PURPOSE: ISSUE FOR DESIGN REVIEW 3/4/26

NO. DATE BY REVISIONS

EXH

C300

330 TOPAZ STREET
2023 LIDAR SLOPE BANDING EXHIBIT
LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
PREPARED FOR: MATTHEW MCNEAL
PROJECT: 2023-001
DRAWN: JLS/SS/25/11/10/25
CHECKED: JL/25/11/10/25
DATE: 11/10/25



CHAPTER 16 LAND DEVELOPMENT
PROJECT COMPLIANCE

16.04.060. LANDSCAPING,
BUFFERING, AND SCREENING

A. STANDARDS FOR ALL DEVELOPMENT
THE FOLLOWING STANDARDS SHALL APPLY TO ALL DEVELOPMENT, UNLESS OTHERWISE NOTED IN THIS CODE.
3. SNOW STORAGE
A. SNOW STORAGE AREAS SHALL NOT BE LESS THAN 30 PERCENT OF THE IMPROVED PARKING AND PEDESTRIAN CIRCULATION AREAS.
B. SNOW STORAGE AREAS SHALL BE PROVIDED ON SITE.
C. A DESIGNATED SNOW STORAGE AREA SHALL NOT HAVE ANY DIMENSION LESS THAN FIVE FEET AND SHALL BE A MINIMUM OF 25 SQUARE FEET.

SNOW STORAGE CALCULATION

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

Snow Storage = 44.8% of Driveway SF

16.04.060. LANDSCAPING,
BUFFERING, AND SCREENING

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

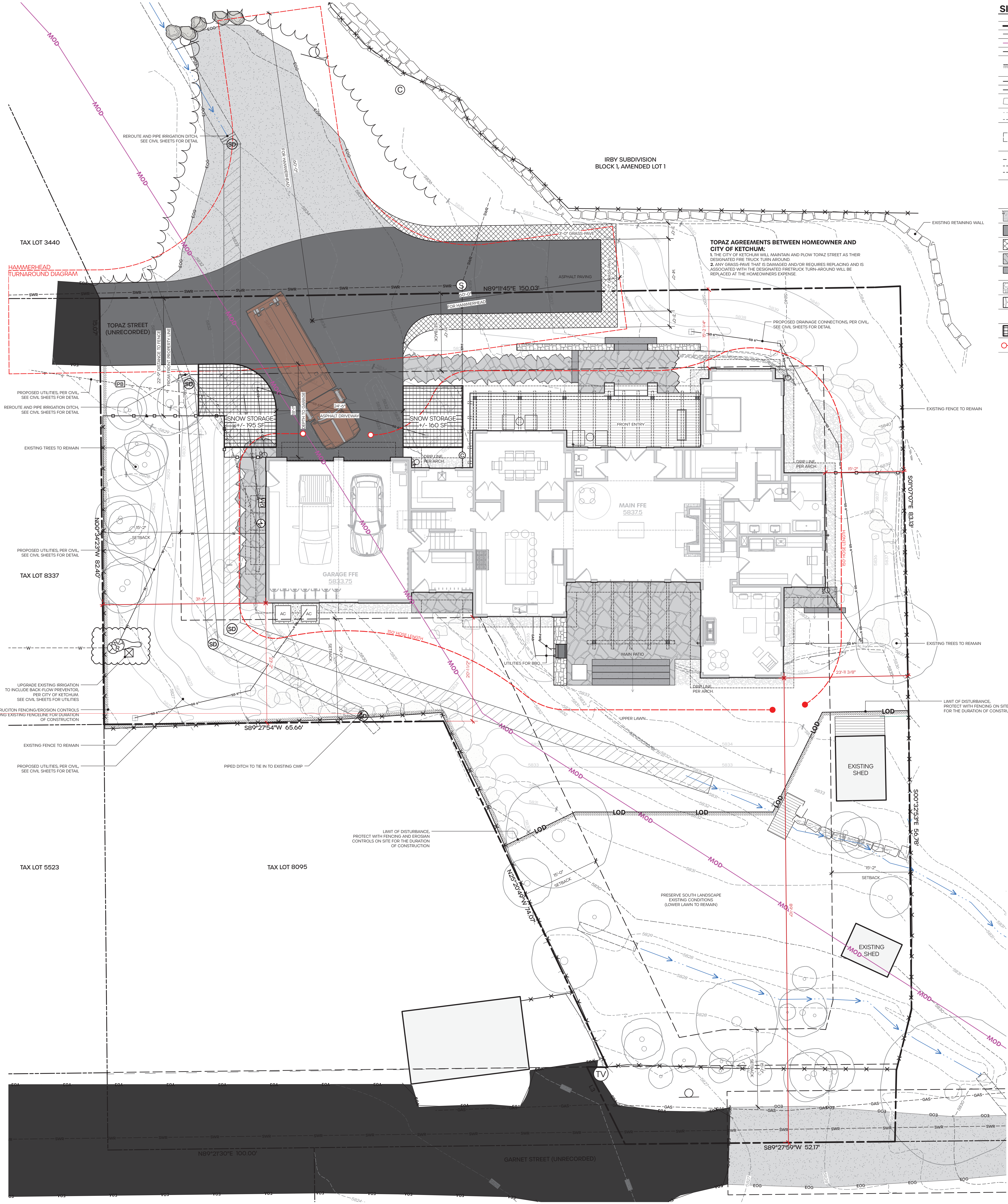
EXISTING FENCE PHOTOS, TO BE REPURPOSED, PER PLAN



NOTE: FINISHED HEIGHT OF REPURPOSED FENCE NOT TO EXCEED 4'-0\"/>

SITE PLAN LEGEND

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



TAX LOT 3440
TAX LOT 8337
TAX LOT 5523
TAX LOT 8095

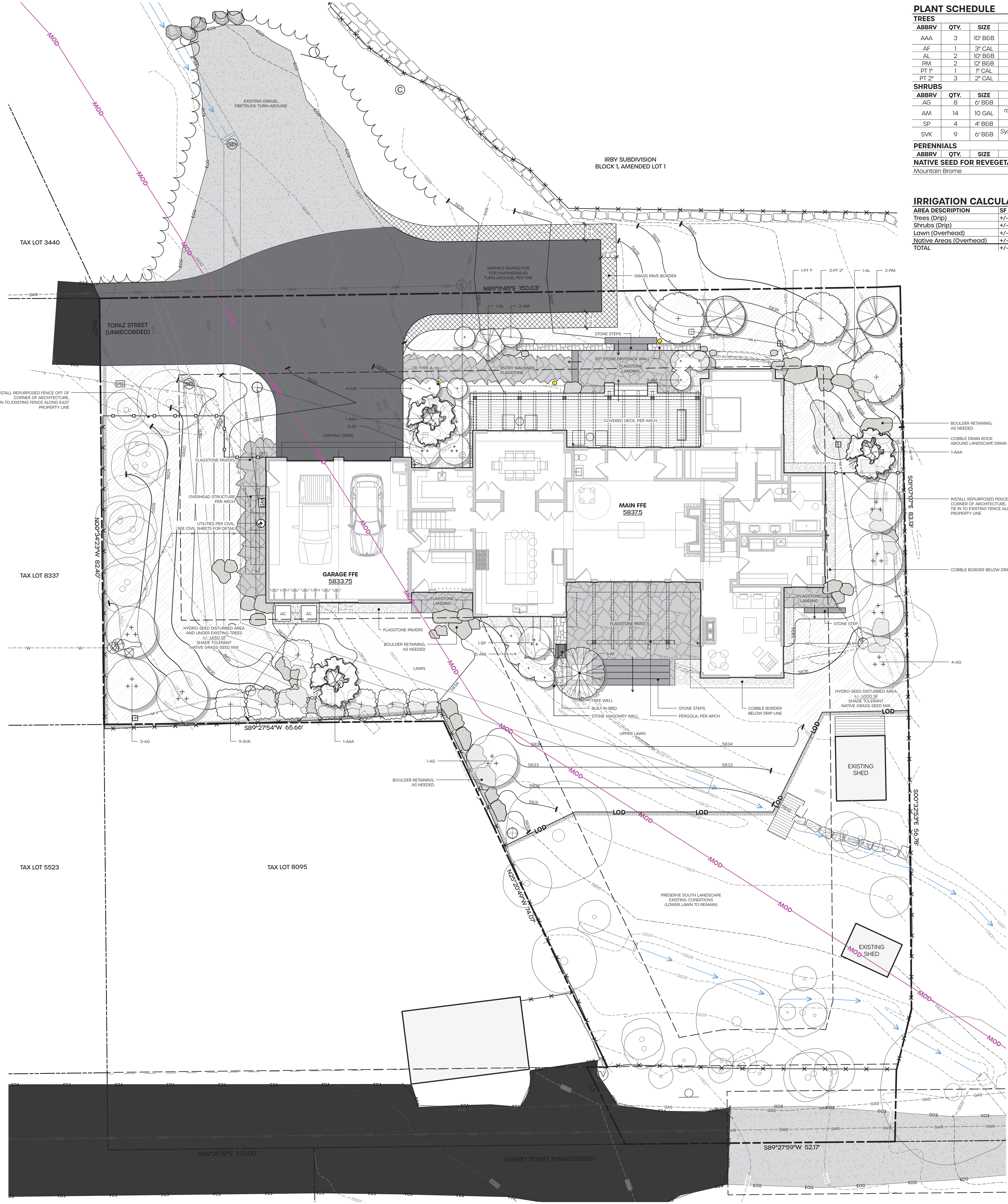
IRBY SUBDIVISION
BLOCK 1, AMENDED LOT 1

TOPAZ AGREEMENTS BETWEEN HOMEOWNER AND CITY OF KETCHUM:
1. THE CITY OF KETCHUM WILL MAINTAIN AND FLOW TOPAZ STREET AS THEIR DESIGNATED FIRE TRUCK TURN AROUND.
2. ANY GRASS-FREE THAT IS DAMAGED AND/OR REQUIRES REPLACING AND IS ASSOCIATED WITH THE DESIGNATED FIRETRUCK TURN-AROUND WILL BE REPLACED AT THE HOMEOWNERS EXPENSE.

LIMIT OF DISTURBANCE.
PROTECT WITH FENCING AND EROSION CONTROLS ON SITE FOR THE DURATION OF CONSTRUCTION

PRESERVE SOUTH LANDSCAPE EXISTING CONDITIONS (LOWER LAWN TO REMAIN)

NOTE: FINISHED HEIGHT OF REPURPOSED FENCE NOT TO EXCEED 4'-0\"/>



PLANT SCHEDULE

TREES				
ABBRV	QTY	SIZE	BOTANICAL NAME	COMMON NAME
AAA	3	10' B&B	<i>Amelanchier alnifolia</i>	Autumn Brilliance Serviceberry
AF	1	3" CAL	<i>Acer x freemanii</i>	Autumn Blaze Maple
AL	2	10' B&B	<i>Abies balsamea</i>	Sub Alpine Fir
PM	2	12' B&B	<i>Pseudotsuga menziesii</i>	Douglas Fir
PT 1"	1	1" CAL	<i>Populus tremulaoides</i>	Quaking Aspen
PT 2"	3	2" CAL	<i>Populus tremulaoides</i>	Quaking Aspen
SHRUBS				
ABBRV	QTY	SIZE	BOTANICAL NAME	COMMON NAME
AG	8	6' B&B	<i>Acer glabrum</i>	Rocky Mountain Maple
AM	14	10 GAL	<i>Ranunculus acris</i>	Low Scape Mound Chokeberry
SP	4	4" B&B	<i>Salix purpurea</i>	Arctic Willow
SVK	9	6' B&B	<i>Syringa vulgaris 'Krasavitsa Moskvy'</i>	Beauty of Moscow Lilac
PERENNIALS				
ABBRV	QTY	SIZE	BOTANICAL NAME	COMMON NAME
NATIVE SEED FOR REVEGETATION				Total +/- 2,650 SF

IRRIGATION CALCULATIONS

AREA DESCRIPTION	SF OF IRRIGATION
Trees (Drip)	+/- 660 SF
Shrubs (Drip)	+/- 1,095 SF
Lawn (Overhead)	+/- 3,380 SF
Native Areas (Overhead)	+/- 2,650 SF
TOTAL	+/- 7,775 SF (0.18AC)

LEGEND

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

LIGHTING ZONE SCHEDULE

SYMB	LOCATION	QTY	FIXTURE	TYPE
o	FRONT ENTRY	3	PATH LIGHT	A

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

LANDSCAPE LUMEN CALCS.

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



PROJECT
MCNEAL RESIDENCE

PROPERTY ADDRESS
330 TOPAZ STREET
KETCHUM, ID, 83340

LEGAL DESCRIPTION
FR SEW TL 8258 & 8259
SEC 18 4N 18E

DRAWING SET TYPE
**CITY OF KETCHUM
DESIGN REVIEW**

CONSTRUCTION NOTES:

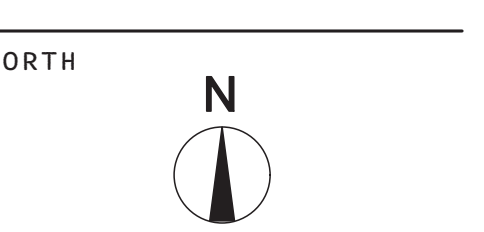
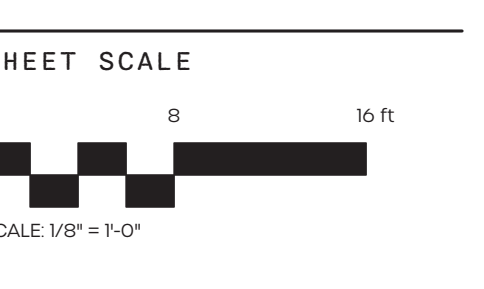


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ISSUE NO. 1

ISSUE DATE

3/13/26



SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

L120

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LANDSCAPE BUILDING MATERIALS



SILVER QUARTZITE FLAGSTONE
SUPPLIER: SELECT STONE



OSLO GRAY LANDSCAPE STEPS
SUPPLIER: SELECT STONE



QUARTZITE BOULDERS
SUPPLIER: SELECT STONE



QUARTZITE DRYSTACK STONE
SUPPLIER: SELECT STONE

PROJECT

MCNEAL RESIDENCE

PROPERTY ADDRESS

330 TOPAZ STREET
KETCHUM, ID. 83340

LEGAL DESCRIPTION

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

DRAWING SET TYPE

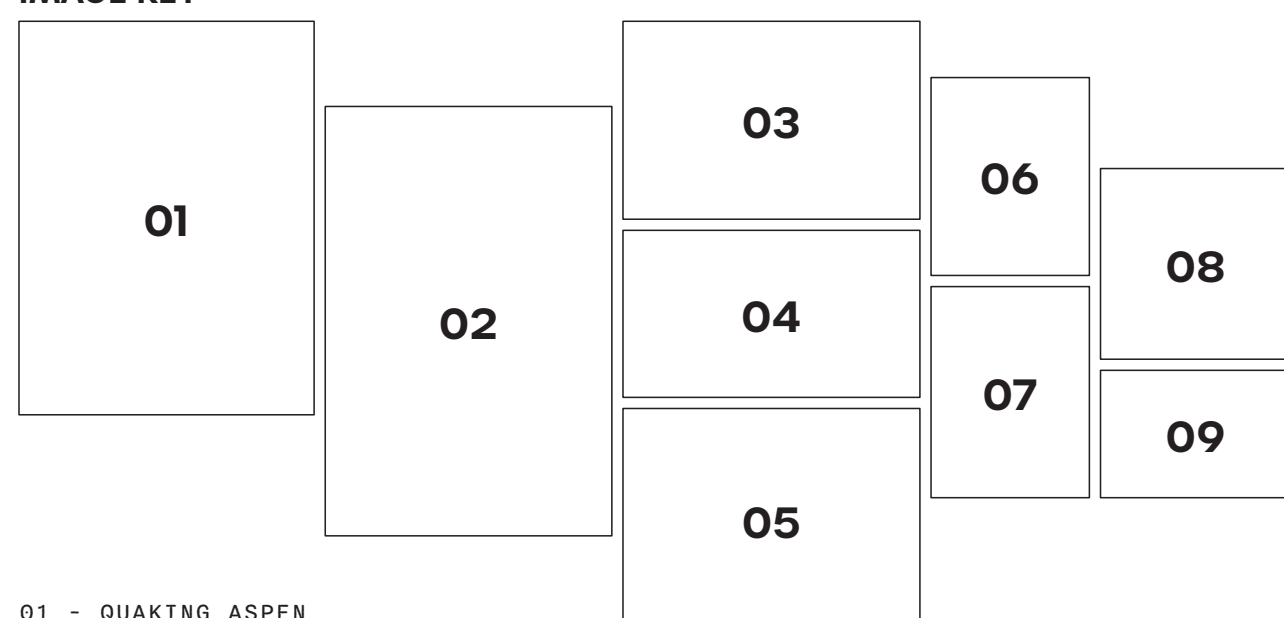
CITY OF KETCHUM
DESIGN REVIEW

CONSTRUCTION NOTES:

PLANT PALETTE



IMAGE KEY



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



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ISSUE DATE

3/13/26

SHEET SCALE

NORTH


SHEET TITLE

MATERIALS

SHEET NO.

BLAZE 4-BURNER NATURAL GAS BBQ - 32"

Model: BLZ-4LTE2 / 4 BURNER



Cutout Dimensions	30 5/8"W x 21 1/4"D x 8 1/2"H
BTU Output	14,000 BTU per Burner x4
Infrared Back Burner	10,000 BTU
Total BTU	68,000
Primary Ignition	Push N' Turn Flame Thrower
Secondary Ignition	Flash Tube
Cooking Grid Dimensions	29 1/2" X 17 7/8"
Total Cooking Area	748sq.in (Includes warming rack)
Flame Tamer	Flame Stabilizer Grid
Zone Cooking	Removable Heat Zone Separators
Rotisserie Kit (Motor & Forks)	Optional
Burner	Commercial Quality Cast Stainless Steel
Gas Type	Each grill contains an NG/LP Orifice Kit

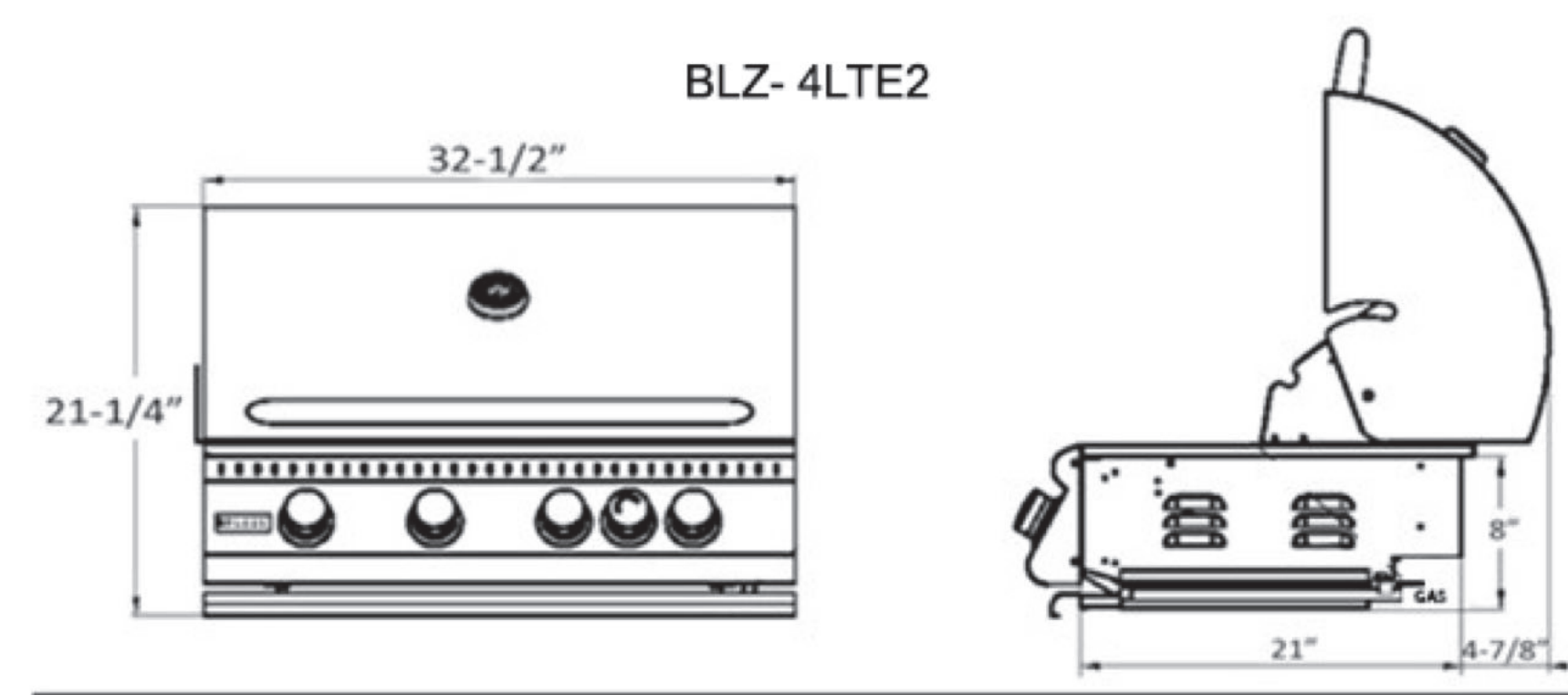
Warranty

*Limited Lifetime - Defects in manufacturing and workmanship. Cooking grids, Flame Tamers, Heat Zone Separators, stainless housing, valves, and stainless burners against rust-through.

*1 Year - Ignition Components, Electronics and Lighting systems

*Appliances must be registered within 30 days of purchase to validate this warranty.

*See warranty section for details.



TYPE A - PATH LIGHT

SPJ LIGHTING Inc. ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Contemporary Path Lights

SPJ-SQ100-1-DS

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

FINISHES

- Matte Bronze (MDR)
- Wipe (W)
- Mirror (M)
- Black (B)
- Rusty (R)
- Satin Brass (SB)
- Aged Brass (AG)
- Raw Copper (RC)
- Natural Copper (NC)

PVD PREMIUM

- PVD Polished (PDP)
- PVD Satin (PSD)
- PVD Chrome (PCD)
- PVD Bronze (PDB)
- PVD Black (PDBL)

WATTAGE LUMENS

- 2W 150 STANDARD
- 4W 300

Custom lumen packages are available upon request.

COLOR TEMPERATURE

- 2500K
- 3000K
- 3000K

Custom options are available.

ELECTRICAL

- 12V
- 120V


UL LISTED Wet Listed

Ordering Example: SPJ-SQ100-1-DS-MBR-2W-27K-12V

GRASS-PAVERS

MUTUAL MATERIALS HARDSCAPE PRODUCT DATA SHEET

TURFSTONE



PRODUCT DATA*

Coverage	Pieces per Pallet	Coverage per Pallet	Weight per Unit	Weight per Pallet
2.61 ft ² / pc (2.41 pcs / m ²)	35	91 ft ² (8.45 m ²)	65 lb (30 kg)	2,325 lbs (1,055 kg)

*All metric dimensions are soft converted to Imperial. Dimensions and coverage include 1/4" (1.5 mm) joint.

STANDARD SPECIFICATION

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


AVAILABLE COLORS

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

CROSS SECTIONS

Typical Installation Over Dense Graded Base*

Typical Embankment Erosion Control*



Use TurfStone for:

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

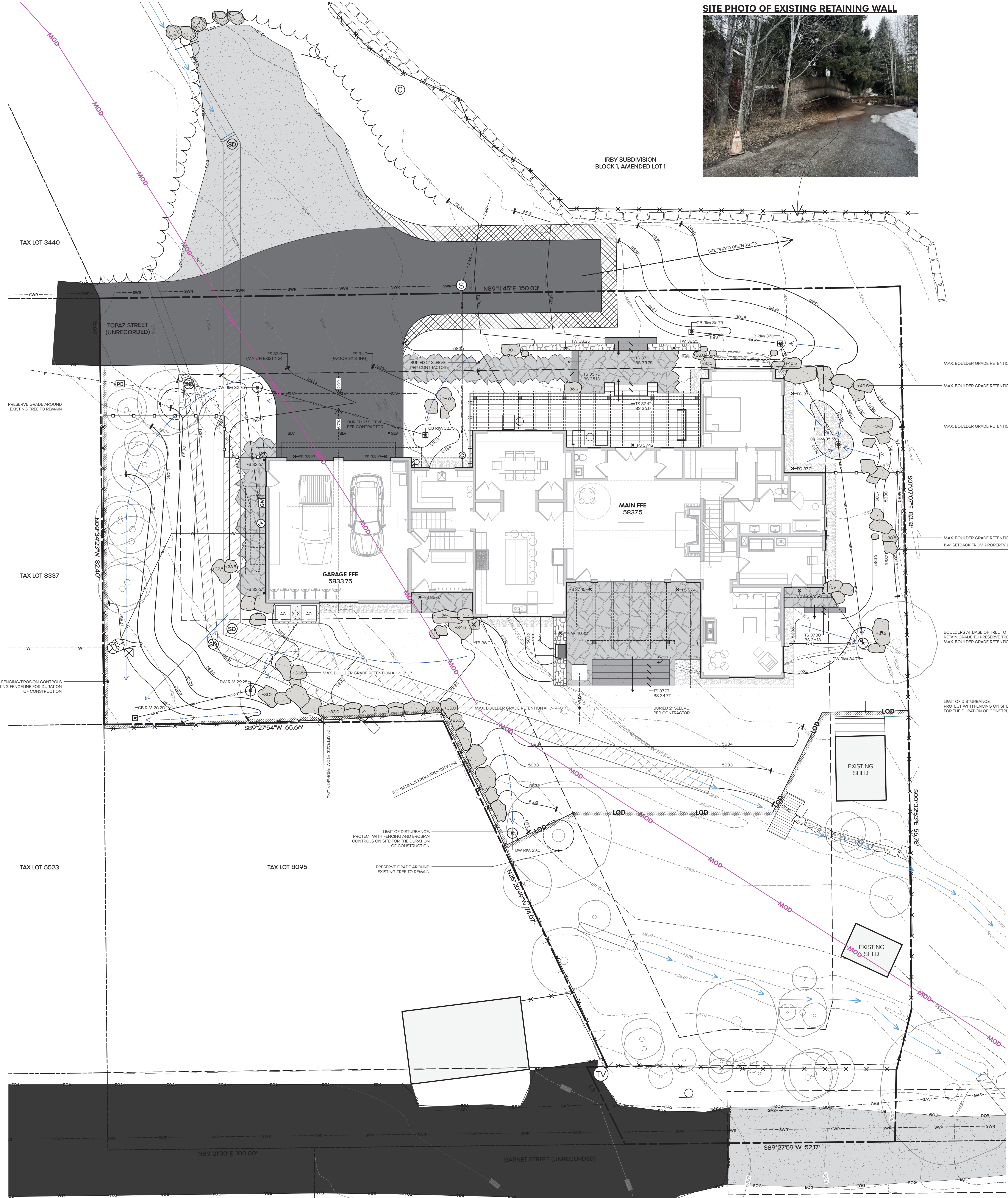
TurfStone Unit: 9 1/4" x 12 1/4" x 1 1/4" (9 cm x 18 cm x 4 cm)

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

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SITE PHOTO OF EXISTING RETAINING WALL



SITE PLAN LEGEND

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

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

CHAPTER 16 LAND DEVELOPMENT PROJECT COMPLIANCE

16.04.060. LANDSCAPING, BUFFERING, AND SCREENING

D. FENCES, HEDGES AND WALLS

6. RETAINING STRUCTURES SHALL BE CONSISTENT WITH THE FOLLOWING:

A. HEIGHT MEASUREMENT: THE HEIGHT OF A RETAINING STRUCTURE SHALL BE MEASURED FROM THE POINT AT WHICH THE GROUND ELEVATION OF THE CITY-APPROVED FINISH GRADE INTERSECTS WITH THE RETAINING STRUCTURE TO THE HIGHEST POINT OF THE RETAINING STRUCTURE.

B. RETAINING STRUCTURE LOCATION, MAXIMUM HEIGHTS, AND MINIMUM SEPARATION WITHIN SETBACKS.

(1) ALL RETAINING STRUCTURES, INCLUDING FOOTINGS OR FOUNDATIONS, SHALL BE SET BACK AT LEAST ONE FOOT FROM ANY PROPERTY OR RIGHT-OF-WAY LINE, UNLESS THE APPLICANT PROVIDES A WRITTEN AUTHORIZATION FROM THE ADJACENT PROPERTY OWNER OR OWNERS TO ALLOW EITHER ALL OR A PORTION OF THE RETAINING STRUCTURE TO BE ON OR CLOSER TO AN ADJACENT PROPERTY.



PROJECT
MCNEAL RESIDENCE

PROPERTY ADDRESS
**330 TOPAZ STREET
KETCHUM, ID. 83340**

LEGAL DESCRIPTION
**FR SE SW TL 8258 & 8259
SEC 18 4N 18E**

DRAWING SET TYPE
**CITY OF KETCHUM
DESIGN REVIEW**

CONSTRUCTION NOTES:

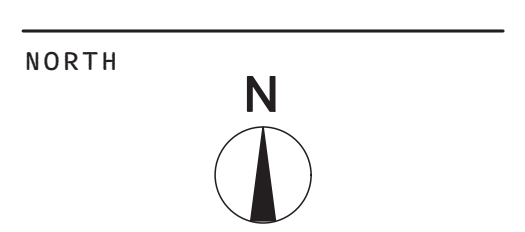


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ISSUE DATE: 3/13/26

SHEET SCALE: 0 5 10 ft
SCALE 1/8" = 1'-0"



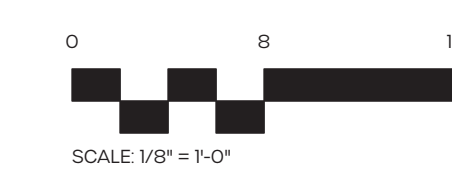
SHEET TITLE

**GRADING PLAN
(DESIGN INTENT)**

SHEET NO.

L130

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

CONSTRUCTION ACTIVITY NOTES:

GENERAL INFORMATION

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

EXCAVATION

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

VEHICLE PARKING AND TRAFFIC CONTROL

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

FENCING AND SCREENING

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



USE OF RIGHT-OF-WAYS

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

SITE CLEAN UP

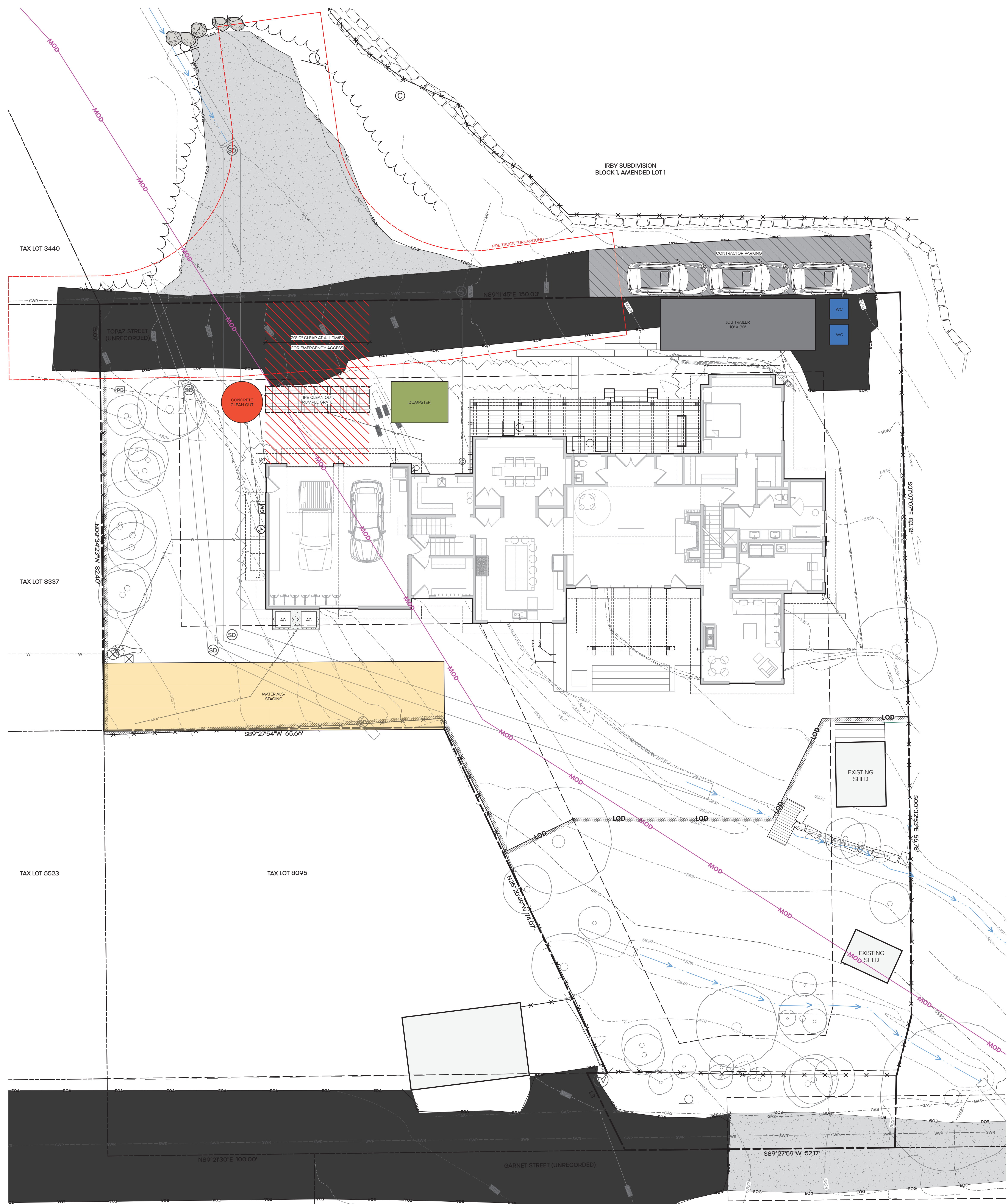
12. JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY CONDITION. TRASH AND CONSTRUCTION DEBRIS SHALL BE PICKED UP ON THE SITE AND SURROUNDING AREAS ON A DAILY BASIS, AND MATERIALS SHALL BE STORED IN NEAT, TIDY PILES.

TREE PROTECTION

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

RESEEDING OF DISTURBED AREAS

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



IRBY SUBDIVISION
BLOCK 1, AMENDED LOT 1

TAX LOT 3440

TAX LOT 8337

TAX LOT 5523

TAX LOT 8095

GARNET STREET (UNRECORDED)

S89°27'59"W 52.17'

N89°21'30"E 100.00'

S89°27'54"W 65.66'

N25°20'47"E 74.07'

S00°32'52"E 50.78'

S00°07'07"E 83.18'

N89°11'40"E 150.03'

JOB TRAILER
10' X 30'

CONTRACTOR PARKING

30'-0" CLEAR AT ALL TIMES
FOR EMERGENCY ACCESS

TIRE CLEAN OUT

CONCRETE CLEAN OUT

MATERIALS STAGING

EXISTING SHED

EXISTING SHED

EXISTING SHED

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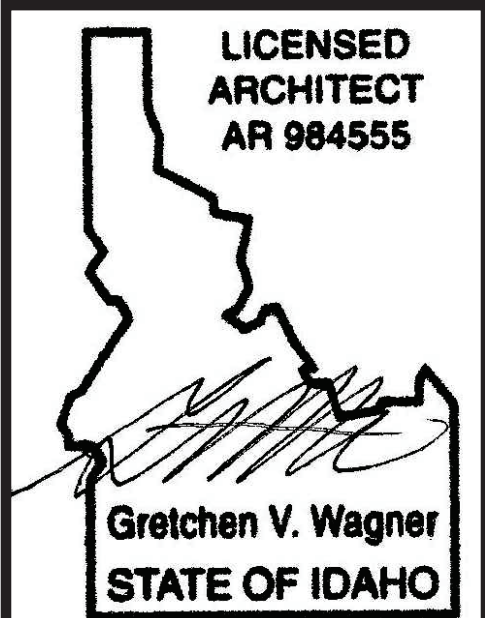
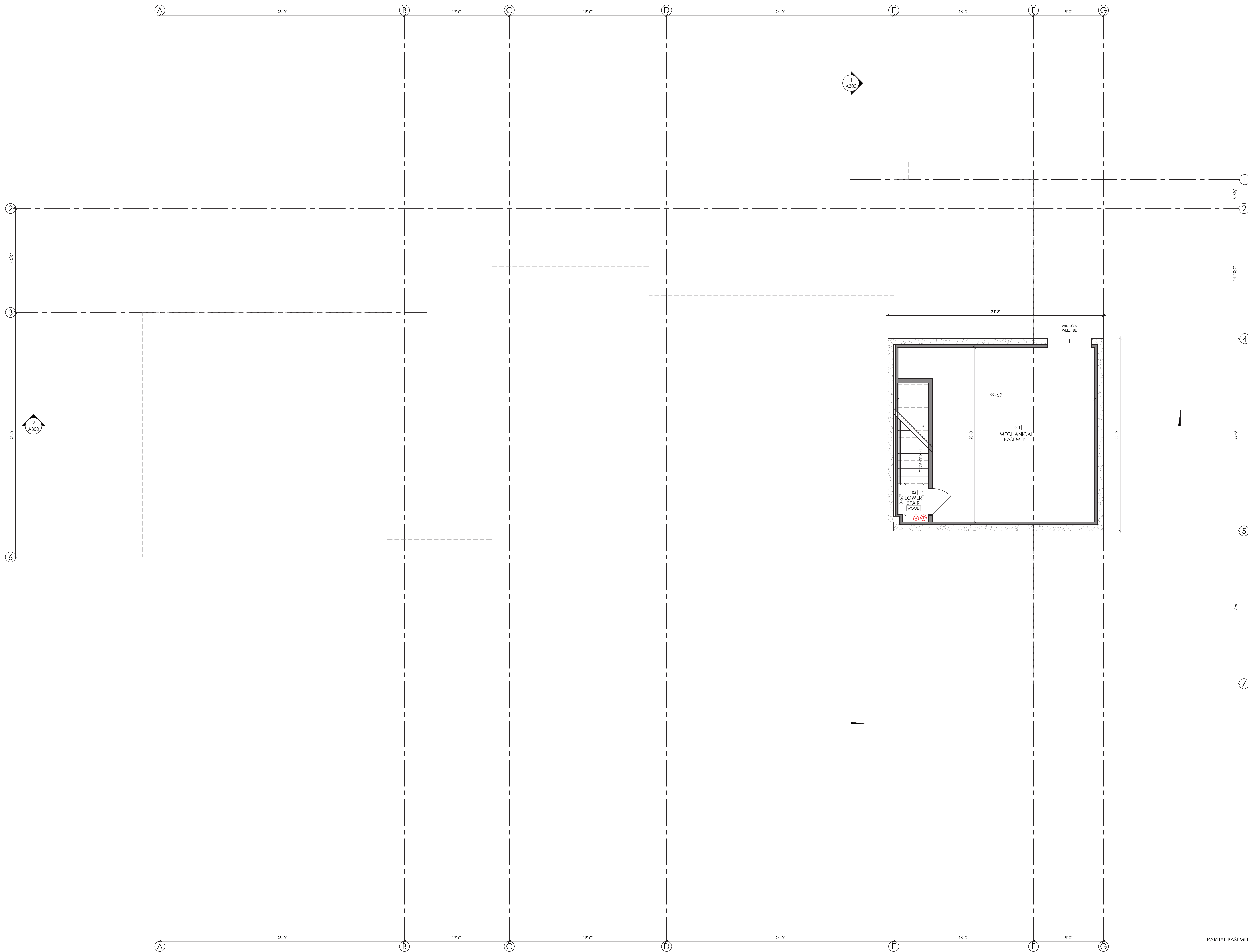
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EXISTING SHED



PRELIMINARY :
NOT FOR CONSTRUCTION

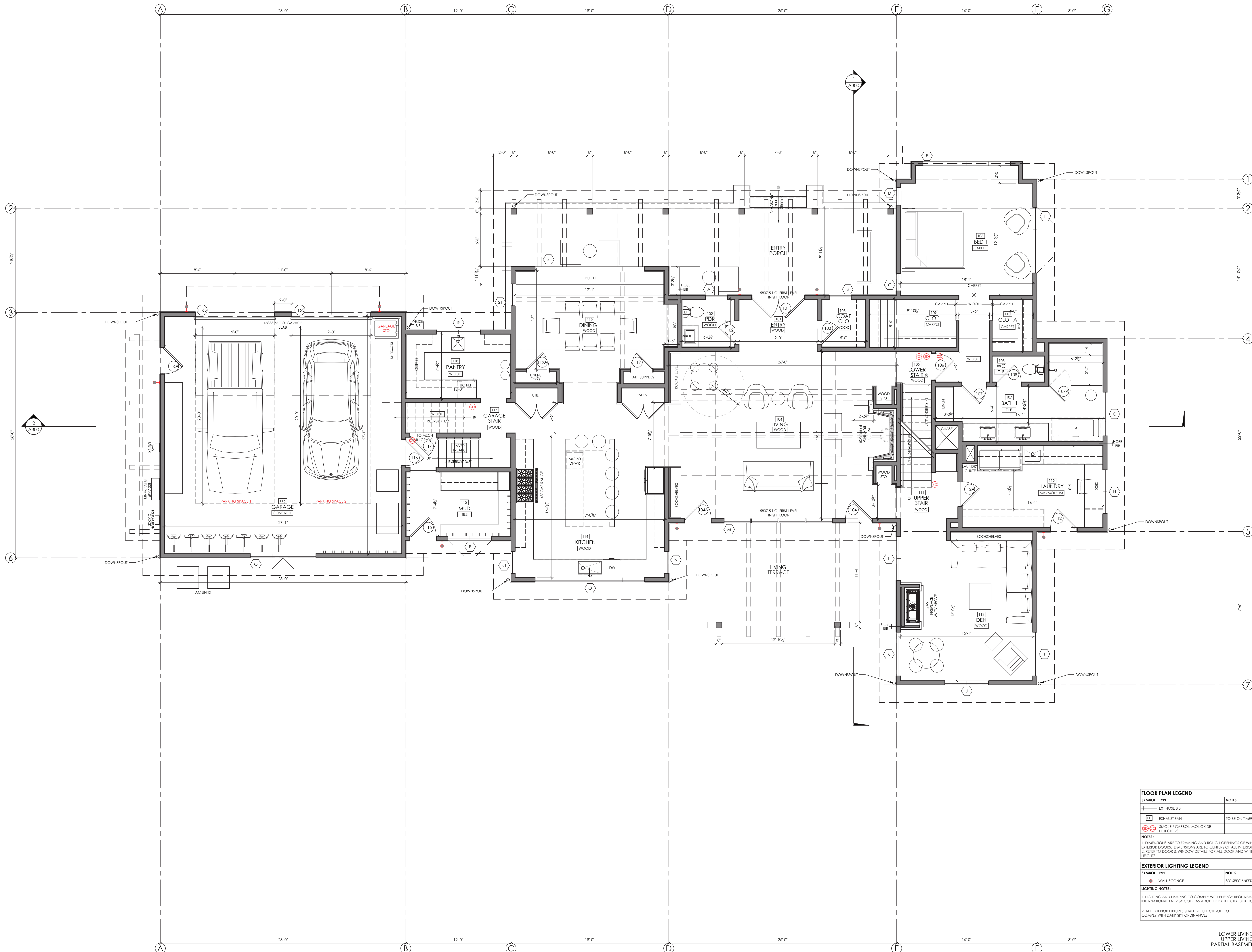
MCNEAL
Residence
330 TOPAZ STREET
KETCHUM, ID



gretchen v. wagner
p.o. box 2640
ketchum, id 83340
371 north main, suite 202
ketchum, id 83340
208.720.9714 f
208.622.7227 f
gretchen@
scapedesignstudio.com

PARTIAL BASEMENT 476 SF

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



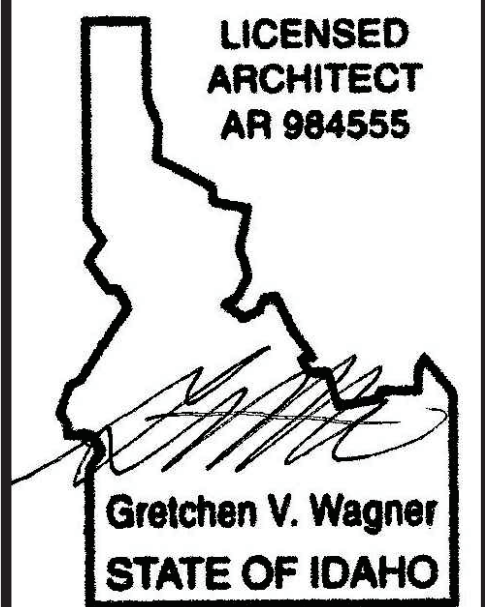
FLOOR PLAN LEGEND		
SYMBOL	TYPE	NOTES
+	EXT HOSE BIB	
□	EXHAUST FAN	TO BE ON TIMER SWITCHES
⊕	SMOKE / CARBON MONOXIDE DETECTORS	

NOTES:
 1. DIMENSIONS ARE TO FRAMING AND ROUGH OPENINGS OF WINDOWS, AND EXTERIOR DOORS. DIMENSIONS ARE TO CENTERS OF ALL INTERIOR DOORS.
 2. REFER TO DOOR & WINDOW DETAILS FOR ALL DOOR AND WINDOW HEADER HEIGHTS.

EXTERIOR LIGHTING LEGEND		
SYMBOL	TYPE	NOTES
●	WALL SCONCE	SEE SPEC SHEETS

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

LOWER LIVING 2740 SF
 UPPER LIVING 1053 SF
 PARTIAL BASEMENT 476 SF
 BONUS (OVER GARAGE) 785 SF
 GARAGE 779 SF
 TOTAL: 5823 SF



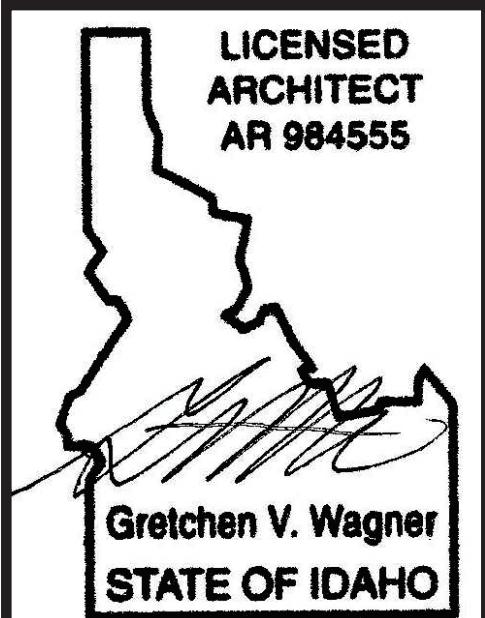
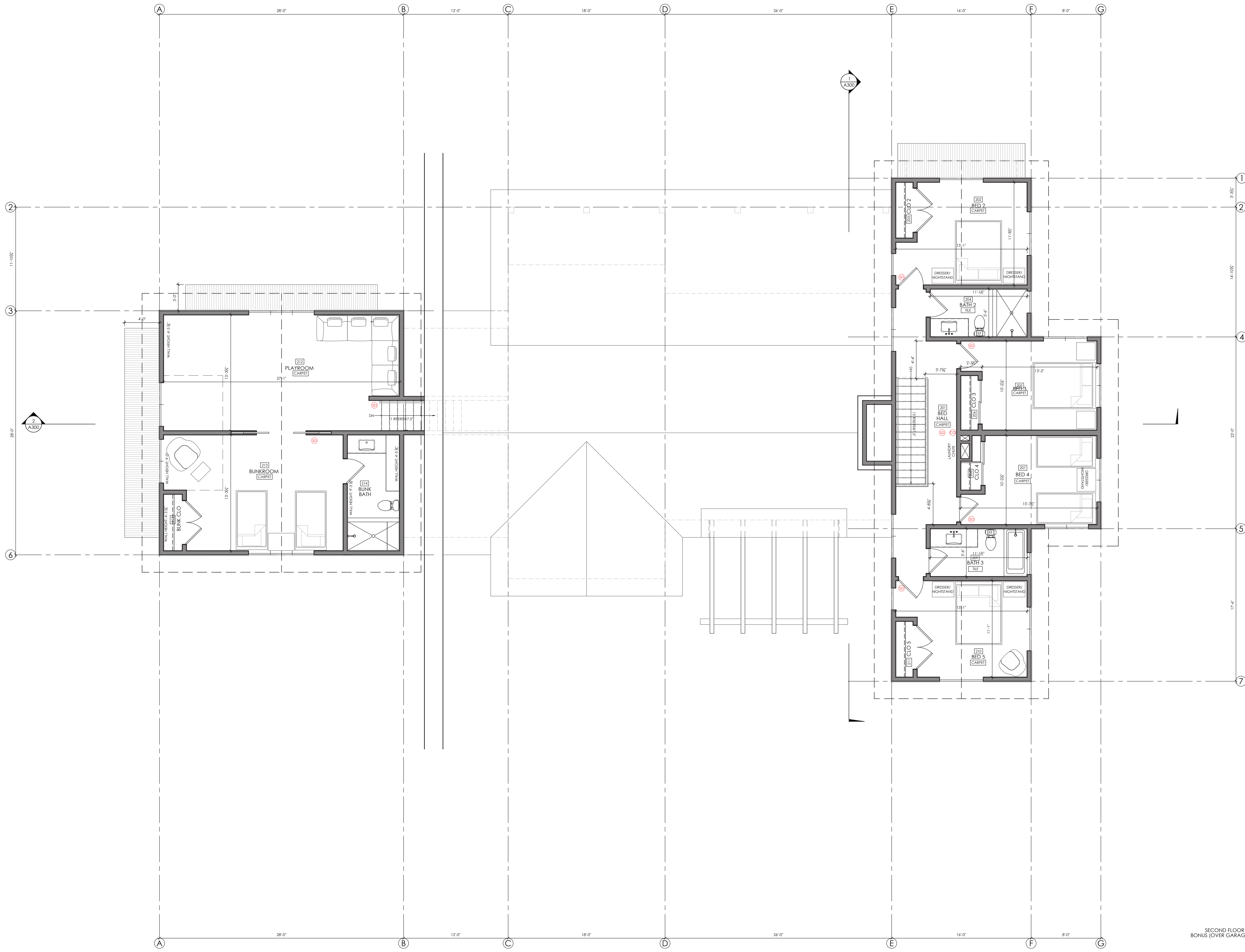
PRELIMINARY :
 NOT FOR CONSTRUCTION

MCNEAL
 Residence
 330 TOPAZ STREET
 KETCHUM, ID



gretchen v. wagner
 p.o. box 2640
 ketchum, id 83340
 371 north main, suite 202
 ketchum, id 83340
 208.720.9714 f
 208.622.7227 f
 gretchen@
 scapedesignstudio.com

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



PRELIMINARY :
NOT FOR CONSTRUCTION

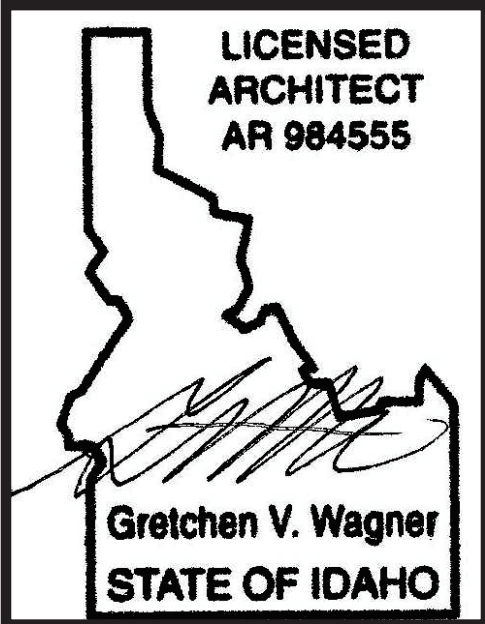
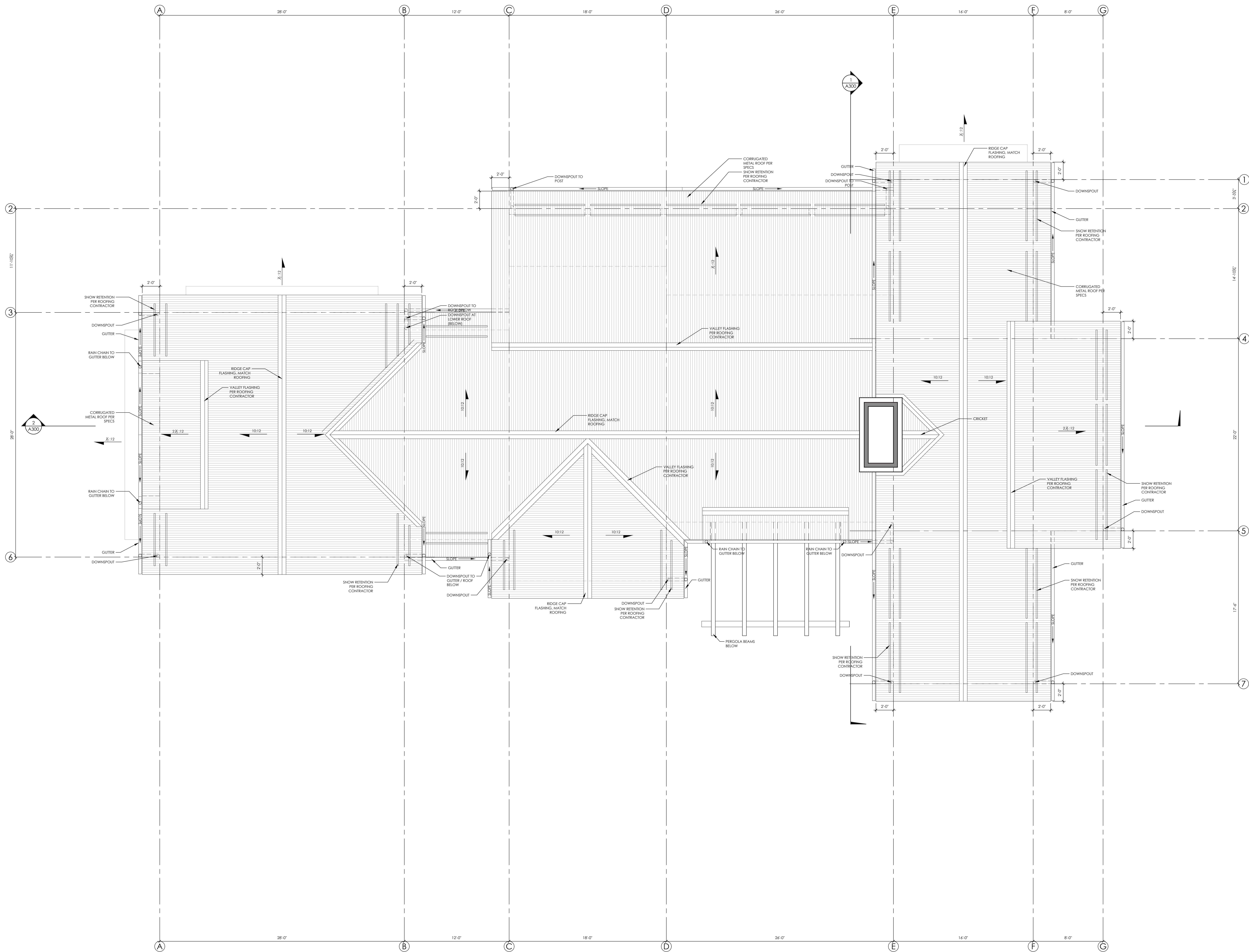
MCNEAL
Residence
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KETCHUM, ID



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

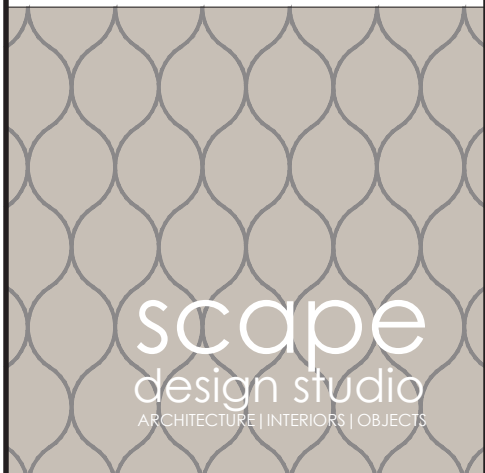
SECOND FLOOR 1053 S.F.
BONUS (OVER GARAGE) 785 SF



PRELIMINARY :
NOT FOR CONSTRUCTION

MCNEAL
Residence

330 TOPAZ STREET
KETCHUM, ID



gretchen v. wagner

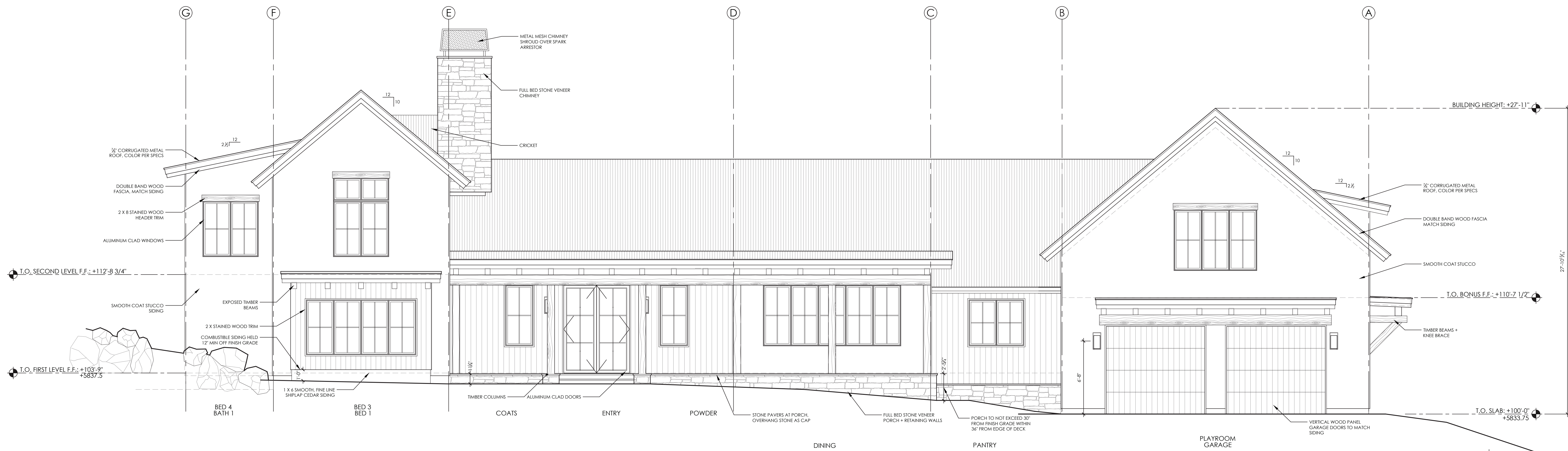
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ketchum, id 83340

371 north main, suite 202
ketchum, id 83340

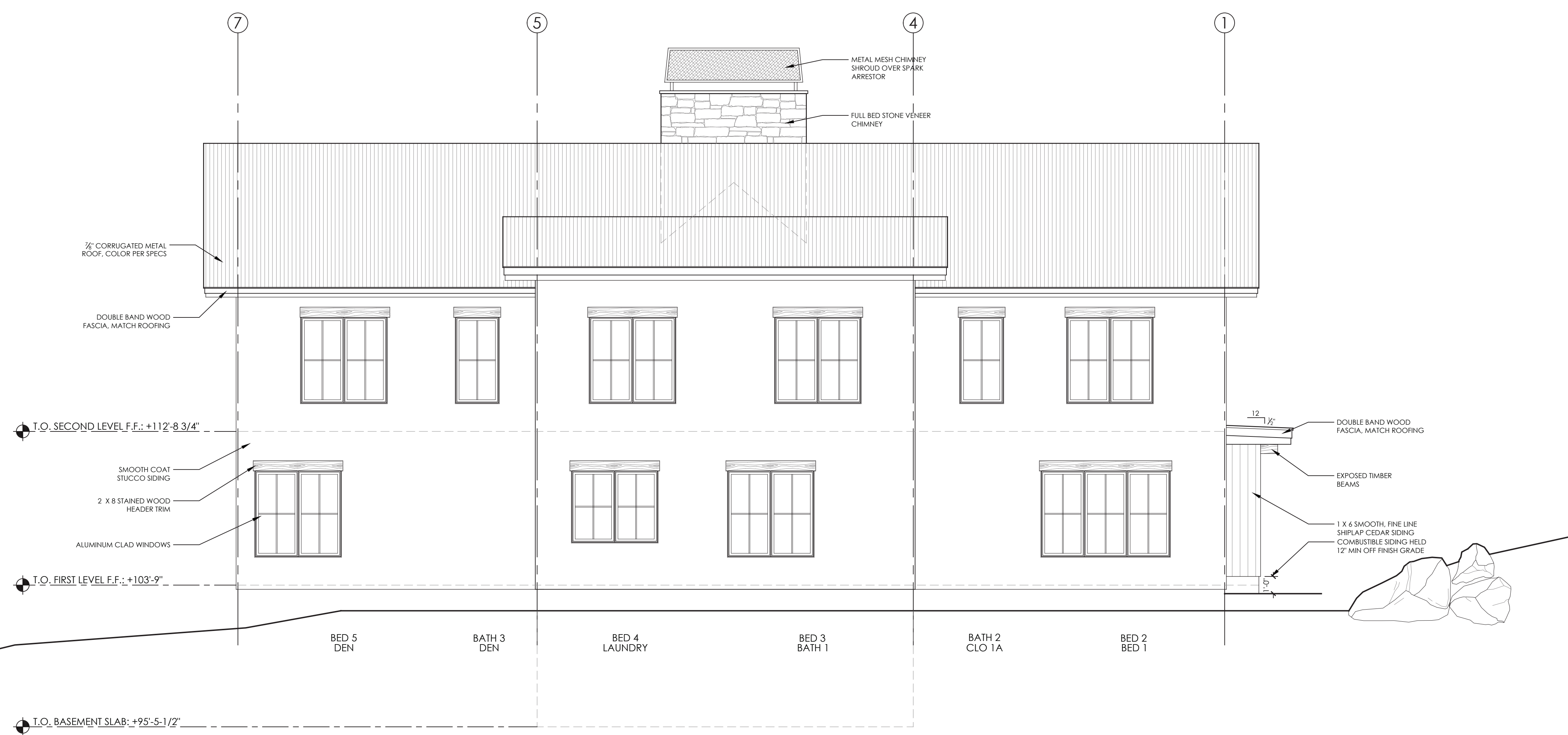
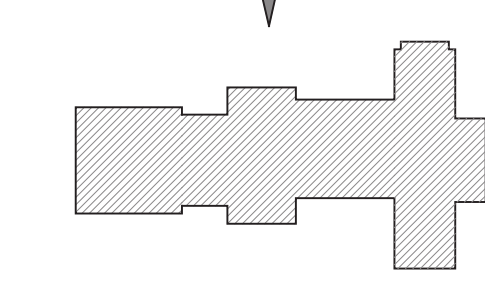
208.720.9714
208.622.7227 f
gretchen@
scapedesignstudio.com

A130

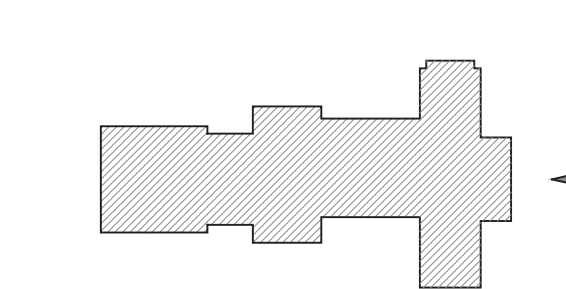
ROOF PLAN
1/4" = 1'-0"



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



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



LICENSED ARCHITECT
AR 984555

Gretchen V. Wagner
STATE OF IDAHO

PRELIMINARY :
NOT FOR CONSTRUCTION

MCNEAL
Residence

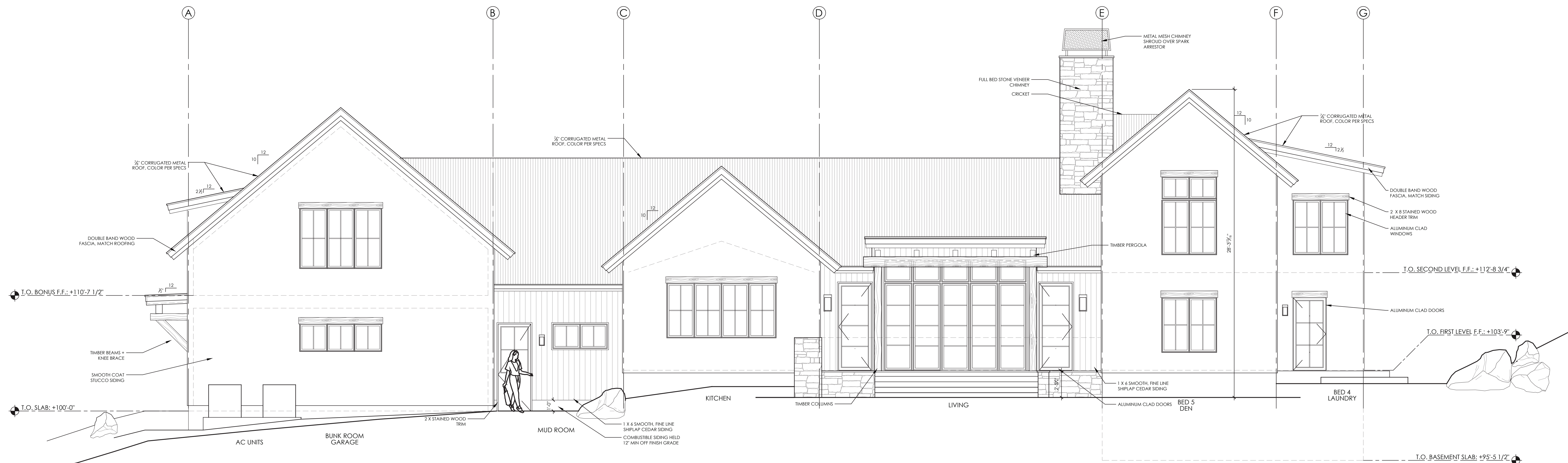
330 TOPAZ STREET
KETCHUM, ID

scape
design studio

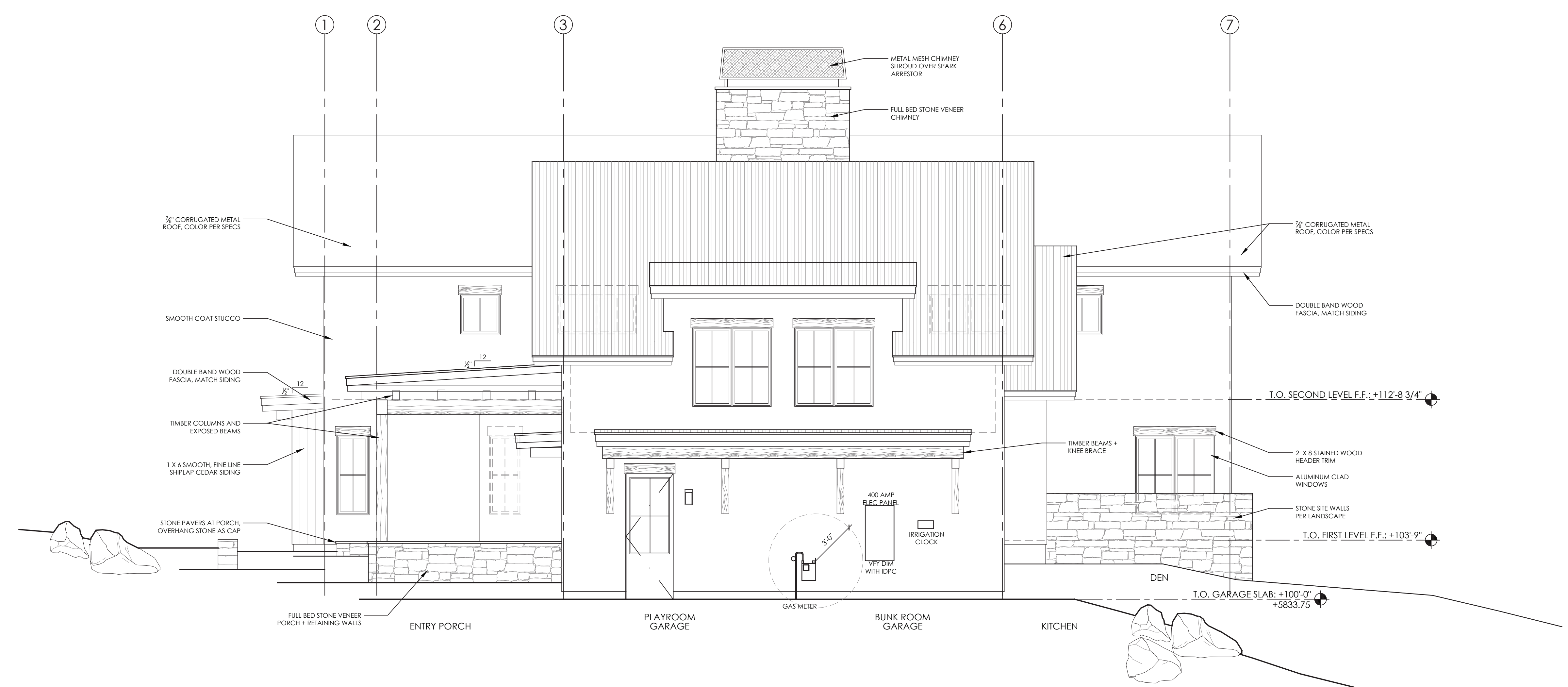
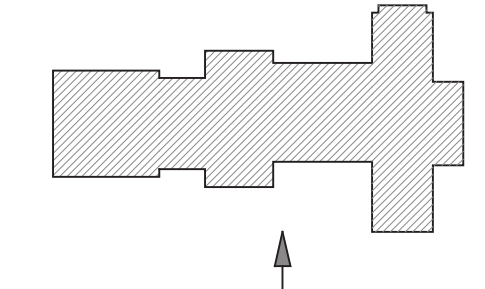
gretchen v. wagner

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



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



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

LICENSED ARCHITECT AR 984555

Gretchen V. Wagner
STATE OF IDAHO

PRELIMINARY : NOT FOR CONSTRUCTION

MCNEAL Residence
330 TOPAZ STREET
KETCHUM, ID

scape design studio

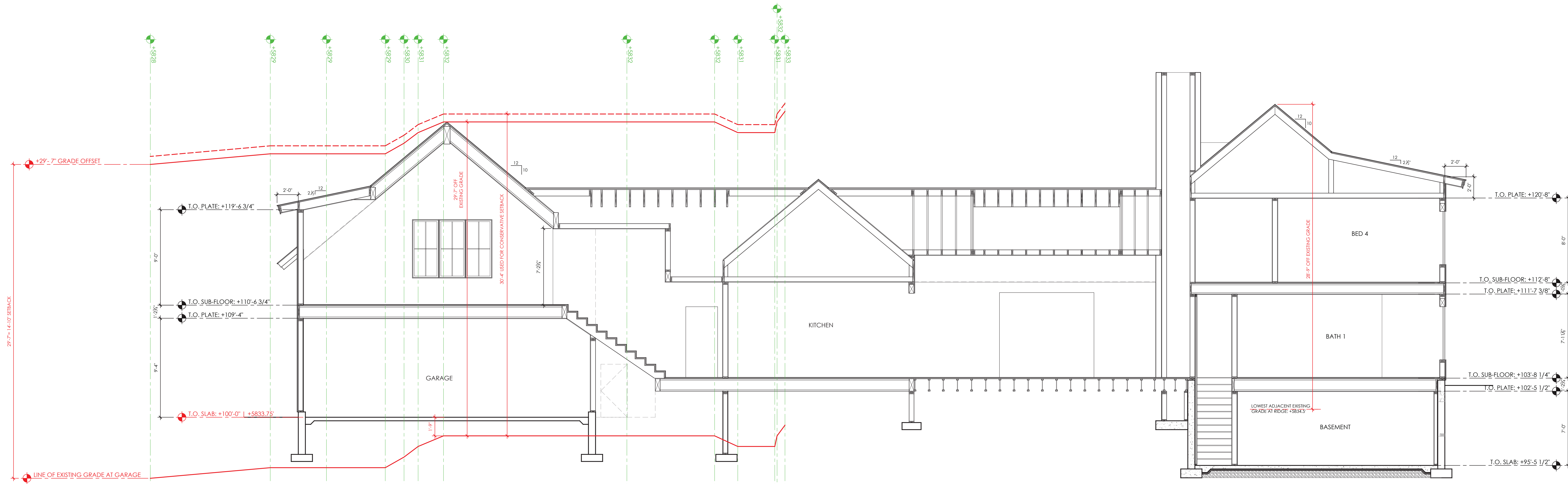
gretchen v. wagner

p.o. box 2640
ketchum, id 83340

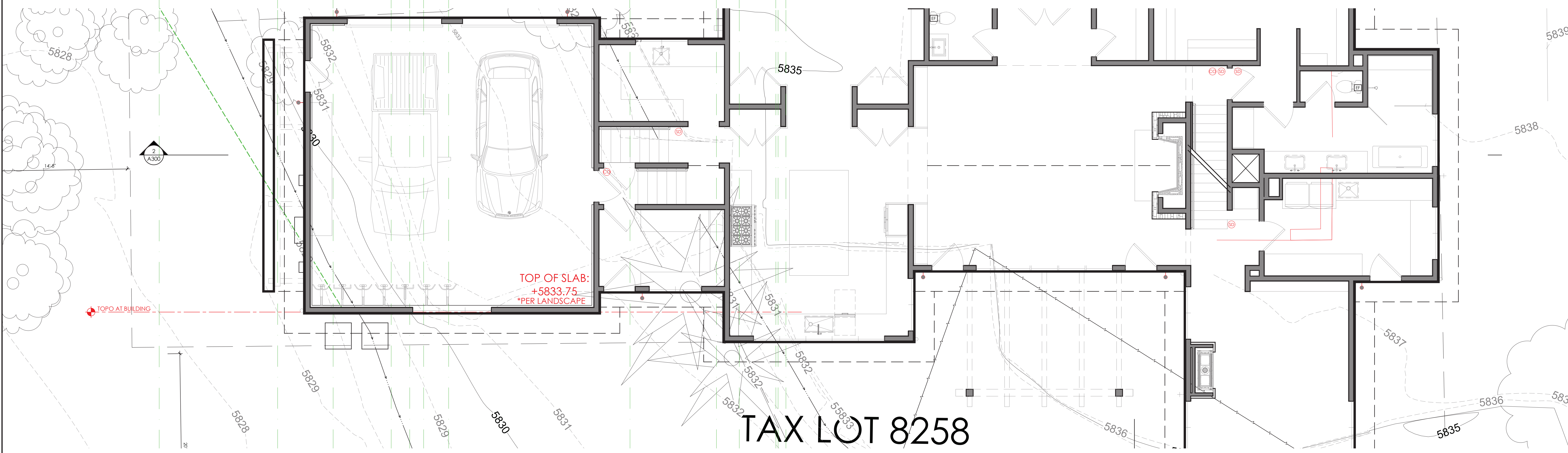
371 north main, suite 202
ketchum, id 83340

208.720.9714
208.622.7227 f
gretchen@scapedesignstudio.com

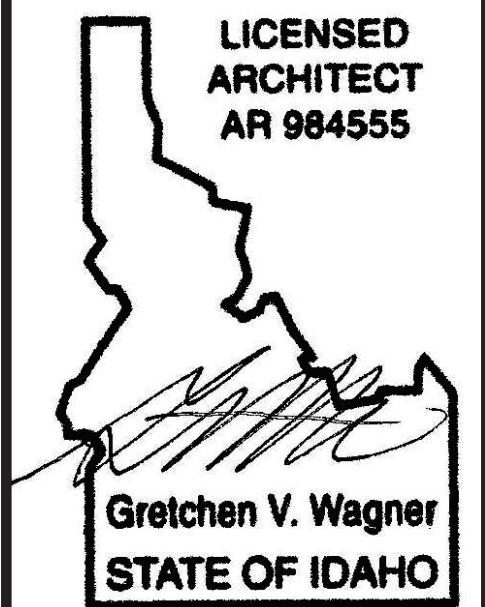
A220
EXTERIOR ELEVATIONS
1/4" = 1'-0"



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



TAX LOT 8258



PRELIMINARY :
NOT FOR CONSTRUCTION

MCNEAL
Residence
330 TOPAZ STREET
KETCHUM, ID



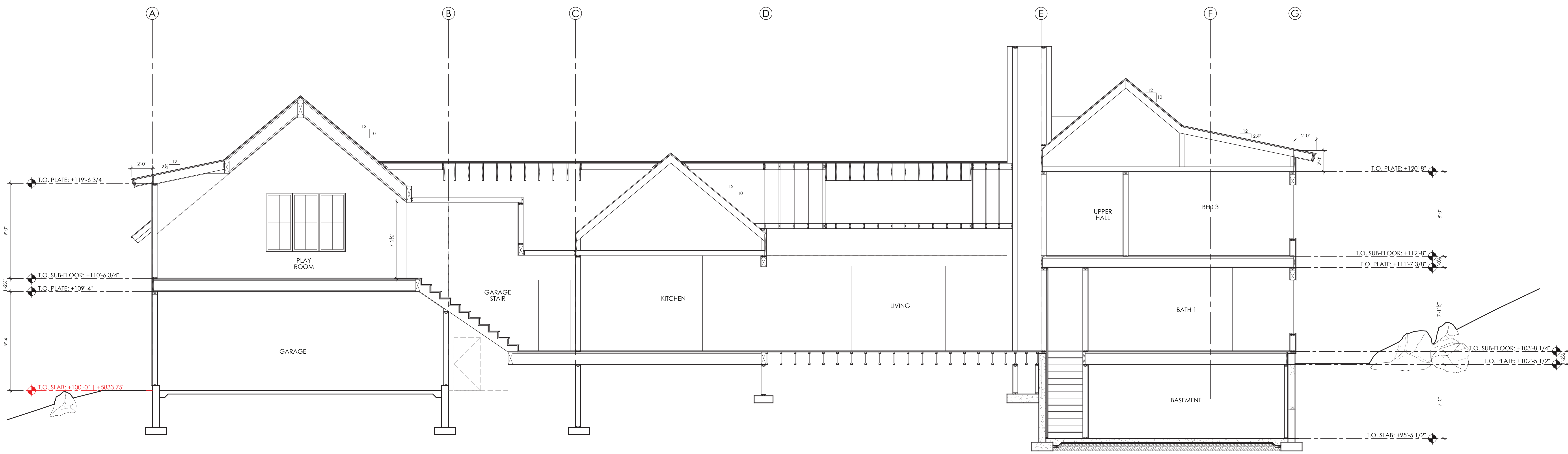
gretchen v. wagner
 p.o. box 2640
 ketchum, id 83340
 371 north main, suite 202
 ketchum, id 83340
 208.720.9714 |
 208.622.7227 f
 gretchen@
 scapedesignstudio.com

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



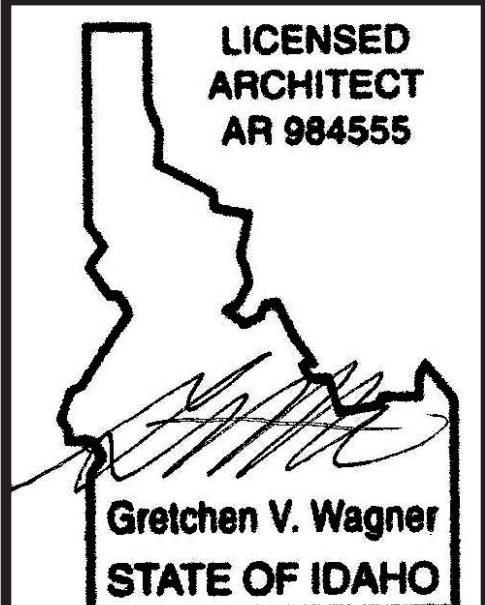
1
A300

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



2
A300

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



PRELIMINARY :
NOT FOR CONSTRUCTION

MCNEAL
Residence

330 TOPAZ STREET
KETCHUM, ID



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gretchen@
scapedesignstudio.com

A310
BUILDING SECTIONS
1/4" = 1'-0"

Attachment B

Mountain Overlay

Design Review

Supplemental Materials



**McNeal Residence
330 Topaz**

Mountain Overlay District Design Review Narrative:

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

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

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

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

Adherence to Mountain Overlay Design Review Standards as follows:

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



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

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

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



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

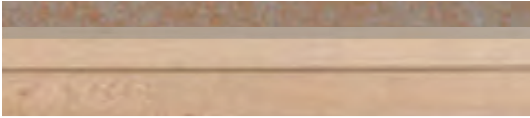
14. Limits of Disturbance are established and defined by fencing in sheet L110.
15. Disturbance is limited to only what is necessary for construction of the house, maintaining as much existing vegetation as possible. Tax Lot 8259 will remain largely untouched.
16. There do not appear to be 'significant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

330 TOPAZ STREET

MCNEAL RESIDENCE



1



2



3



5



7

8



4



6



9

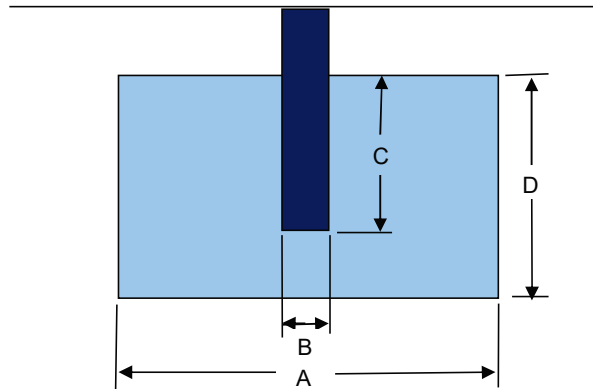
- 1 7/8" CORRUGATED METAL ROOF - SPECKLED GALVANIZED
- 2 STAINED CEDAR DOUBLE BAND FASCIA TO MATCH SIDING, SPECKLED GALVANIZED RUST FLASHING TO MATCH ROOF
- 3 SMOOTH COAT STUCCO, WARM BEIGE
- 4 GLEN ROSE | GARDEN CITY GREY LIMESTONE BLEND FULL DEPTH VENEER, AT PORCH PER ELEVATIONS

- 5 BLEACHED TIMBER COLUMNS AND EXPOSED BEAMS (AT PORCH, PERGOLA, AND ACCENT ROOFS)
- 6 SIERRA PACIFIC DOUBLE PANE CASEMENT AND DOUBLE HUNG WINDOWS, GULL GREY
- 7 SMOOTH FINE LINE SHIP LAP CEDAR SIDING | BLEACHED WITH WARM, WEATHERED STAIN (TO MATCH SAMPLE)
- 8 VERTICAL WOOD PANEL GARAGE DOOR, MATCH SIDING
- 9 PLATEK, ETEREA 2700K FULL CUT-OFF FIXTURE, SEE SPEC SHEET

Owner Mathew McNeal
 Project 330 Topaz St
 Project No. 25313
 Drywell a.

Computed by SS
 Date 1/21/2026

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



Drywell Dimensions =	
A =	8 ft
B =	2 ft
C =	9 ft
D =	12 ft
Bottom Area (A _b) =	39.48 ft ²
Sidewall Area (A _s) =	150.80 ft ²
Volume Rock =	445.47 ft ³
Volume Pipe =	28.27 ft ³

$Q_{peak} = C * I * A = 0.07 \text{ cfs}$
 Runoff Volume = $Q_{peak} * \text{Time} = 234.00 \text{ ft}^3$ Volume of water that needs to be infiltrated for the 1 hour storm

Perc Area = $A_b + x * A_s$ $x = 20 \%$ Percentage of walls that water will infiltrate out of
 Perc Area = 69.64 ft² Surface area available for water to flow from the drywell and infiltrate
 Perc Volume = 69.64 ft³ Volume of water infiltrated during 1 hour storm

Storage Required = Runoff Volume - Perc Volume You need to store the portion of the storm that will not infiltrate
 164.36 ft³

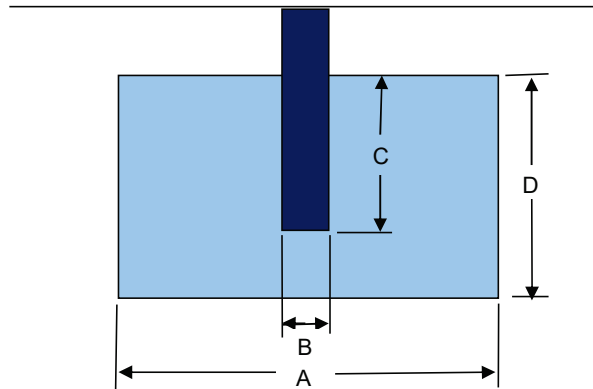
Storage Volume = $(V_r * \text{Void Ratio}) + V_p$ Storage available in drywell
 206.46 ft³

Storage Required - Storage Volume Compares required storage with provided storage.
 -42.10 ft³ **must be less than zero** If provided storage is greater, number will be negative and the drywell is adequately sized.

Owner Mathew McNeal
 Project 330 Topaz St
 Project No. 25313
 Drywell b.

Computed by SS
 Date 1/21/2026

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



Drywell Dimensions =	
A =	6 ft
B =	2 ft
C =	9 ft
D =	10 ft
Bottom Area (A _b) =	22.21 ft ²
Sidewall Area (A _s) =	94.25 ft ²
Volume Rock =	193.79 ft ³
Volume Pipe =	28.27 ft ³

$Q_{peak} = C * I * A = 0.03 \text{ cfs}$
 Runoff Volume = $Q_{peak} * \text{Time} = 125.70 \text{ ft}^3$ Volume of water that needs to be infiltrated for the 1 hour storm

Perc Area = $A_b + x * A_s$ $x = 20 \%$ Percentage of walls that water will infiltrate out of
 Perc Area = 41.06 ft² Surface area available for water to flow from the drywell and infiltrate
 Perc Volume = 41.06 ft³ Volume of water infiltrated during 1 hour storm

Storage Required = Runoff Volume - Perc Volume You need to store the portion of the storm that will not infiltrate
 84.64 ft³

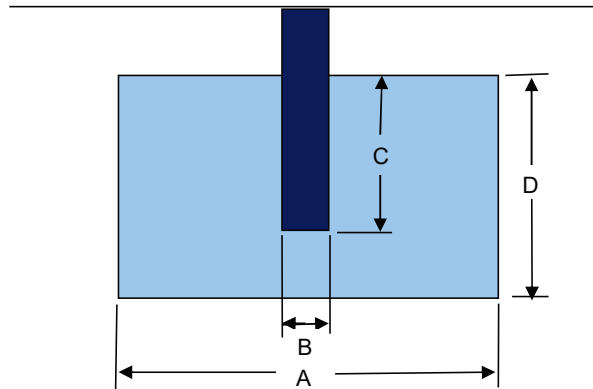
Storage Volume = $(V_r * \text{Void Ratio}) + V_p$ Storage available in drywell
 105.79 ft³

Storage Required - Storage Volume Compares required storage with provided storage.
 -21.15 ft³ **must be less than zero** If provided storage is greater, number will be negative and the drywell is adequately sized.

Owner Mathew McNeal
 Project 330 Topaz St
 Project No. 25313
 Drywell c.

Computed by SS
 Date 1/21/2026

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



Drywell Dimensions =	
A =	8 ft
B =	2 ft
C =	9 ft
D =	10 ft
Bottom Area (A _b) =	39.48 ft ²
Sidewall Area (A _s) =	125.66 ft ²
Volume Rock =	366.51 ft ³
Volume Pipe =	28.27 ft ³

$Q_{peak} = C * I * A = 0.07 \text{ cfs}$
 Runoff Volume = $Q_{peak} * \text{Time} = 235.88 \text{ ft}^3$ Volume of water that needs to be infiltrated for the 1 hour storm

Perc Area = $A_b + x * A_s$ $x = 20 \%$ Percentage of walls that water will infiltrate out of
 Perc Area = 64.61 ft² Surface area available for water to flow from the drywell and infiltrate
 Perc Volume = 64.61 ft³ Volume of water infiltrated during 1 hour storm

Storage Required = Runoff Volume - Perc Volume You need to store the portion of the storm that will not infiltrate
 171.26 ft³

Storage Volume = $(V_r * \text{Void Ratio}) + V_p$ Storage available in drywell
 174.88 ft³

Storage Required - Storage Volume Compares required storage with provided storage.
 -3.61 ft³ **must be less than zero** If provided storage is greater, number will be negative and the drywell is adequately sized.

City of Ketchum Building Permit: Exterior Lighting Submittal Requirements

(For Commercial and Residential)

Address: 330 TOPAZ

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

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

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

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

Exterior Lighting Requirements (Chapter 17.132 Dark Skies)

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

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



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

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

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

LED wattage	17,50 W
LED lumen	2031 lm

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

Protection Rating	IP65
Breaking Strength	IK08

Diffuser type	Painted extra-clear glass
Diffuser thickness	8.0000 mm

Finishes



.07 Corten

.08 Anthracite

Finishes available upon request



.01
Black

.02
White

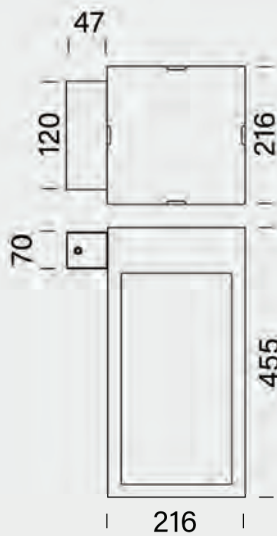
.04
Green
Forest

.05
Rose
Ballerina

.06
Grey

.09
Bronze

Technical dimensions





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

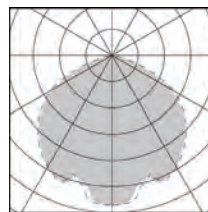
Certificates



Product features

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

Lighting information



Flow / Power Graph

Beam angle	Diffuse
ULOR	0,00%
BUG	B0 U0 G0
N3	99,00%
System wattage	17,50 W
System lumen	570 lm
Maximum intensity	418 cd/klm

Technical shipping information

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



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

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

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

LED wattage	9,60 W
LED lumen	724 lm

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

Protection Rating	IP65
Breaking Strength	IK08

Diffuser type	Painted extra-clear glass
Diffuser thickness	5.0000 mm

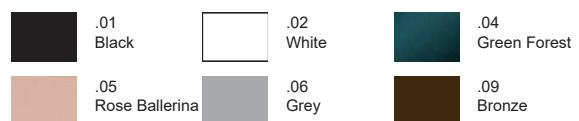
Finishes



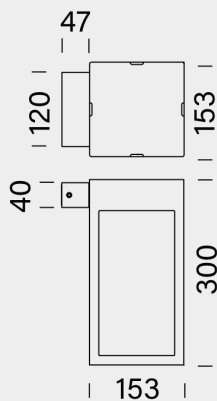
.07 Corten

.08 Anthracite

Finishes available upon request



Technical dimensions



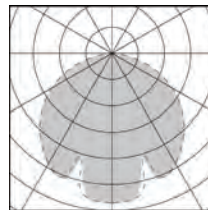


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Lighting information



Flow / Power Graph

Beam angle	Diffuse
ULOR	0,00%
BUG	B0 U0 G0
N3	96,00%
System wattage	9,60 W
System lumen	370 lm
Maximum intensity	400 cd/klm

Technical shipping information

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

Gretchen Wagner

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

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

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

Hello,

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

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



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

You don't often get email from gretchen@scapedesignstudio.com. [Learn why this is important](#)

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

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

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

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

Action Required at Final MO Design Review

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

Attached are:

L100 showing existing conditions with the current house.

L110 showing new house and modified street and fire turnaround

A110 showing first floor plan with trash bin in the relocated garage.

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

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

Thank you,
Gretchen

gretchen v. wagner
principal, NCARB, AIA

scape design studio, inc.

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

Gretchen Wagner

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

Hi Gretchen,

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

Thanks,
Robin

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

Hi Robin,

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

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

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

Please let me know if you have any questions.

Cheryl Bennett

Senior Distribution Designer

Idaho Power | COBD

Office 208-788-8058 | Mobile 208-721-8822

11831 Highway 75 | Hailey, ID | 83333

IDAHO POWER LEGAL DISCLAIMER

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

Gretchen Wagner

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

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

Glad to check that box, thanks

Matt

Begin forwarded message:

From: phirby@aol.com
Date: January 27, 2026 at 6:47:19 PM MST
To: matthewmcneal@gmail.com
Subject: Asphalt removal

Dear Matt

You have my permission to remove the asphalt on the abandoned eastern end of Topaz Street and to add width to the existing roadway in order to meet the minimum fire turnaround requirement..I also approve the abandonment of the unused easement across the 330 Topaz lot meant for water utility access.

Sincerely, Pamela Irby

Affidavit of Neighborhood Meeting

Property Information

Property Owner:	Matthew & Kathryn McNeal
Property Address:	330 Topaz Street
Legal Description:	Ketchum FR SESW TL 8258 & 8259 SEC 13 4N 18E
Parcel Number:	RPK 4N13018035B

Neighborhood Meeting Information

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

Please initial and fill below:

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

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

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

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

19 Number of Properties Notified Owners - some own multiple properties
1/21/2026 Date of Notification

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

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

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

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



Property Owner Signature

2/26/2026

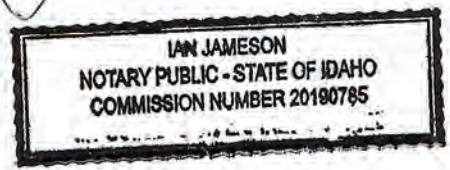
Date

STATE OF ID, County of BLAINE

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

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

Residing at: 102 Brandford Heights La Grange, ID 83533
Notary Public for IDAHO (State) Commission Expires: 04/19/2031



Dear Neighbors,

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

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

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

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

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

Thank you and sincere regards,

The McNeal Family

Matt, Kathryn, Marie, Arthur, William and Harry

matthewmcneal@gmail.com

208-720-3783

kathrynCmcneal@gmail.com

508-728-9404

Gretchen Wagner

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

Just forwarded the one written response we got. I received phone calls from Nona "Happy" Fitzgerald and from Bill and Annie Vanderbilt.

Both Happy and Annie were out of town today but expressed strong support and wished us the best.

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

Hi Matt,

Thanks for the meeting this morning. Could you please send me the correspondence you received from the neighbors that didn't attend. Since it was all positive, I'd like to include it with the sign-in sheet from the meeting when I upload to Ketchum.

Thanks,

Gretchen

Gretchen Wagner, AIA, NCARB

Principal

scape design studio, inc.

PO Box 2640 | 371 North Main, Suite 202 | Ketchum, ID 83340

208.720.9714 m | 208.622.7227 o | gretchen@scapedesignstudio.com

Attachment C

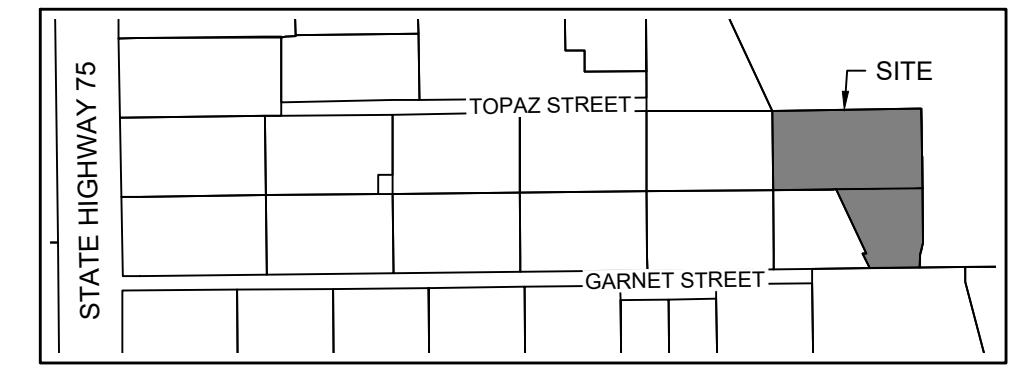
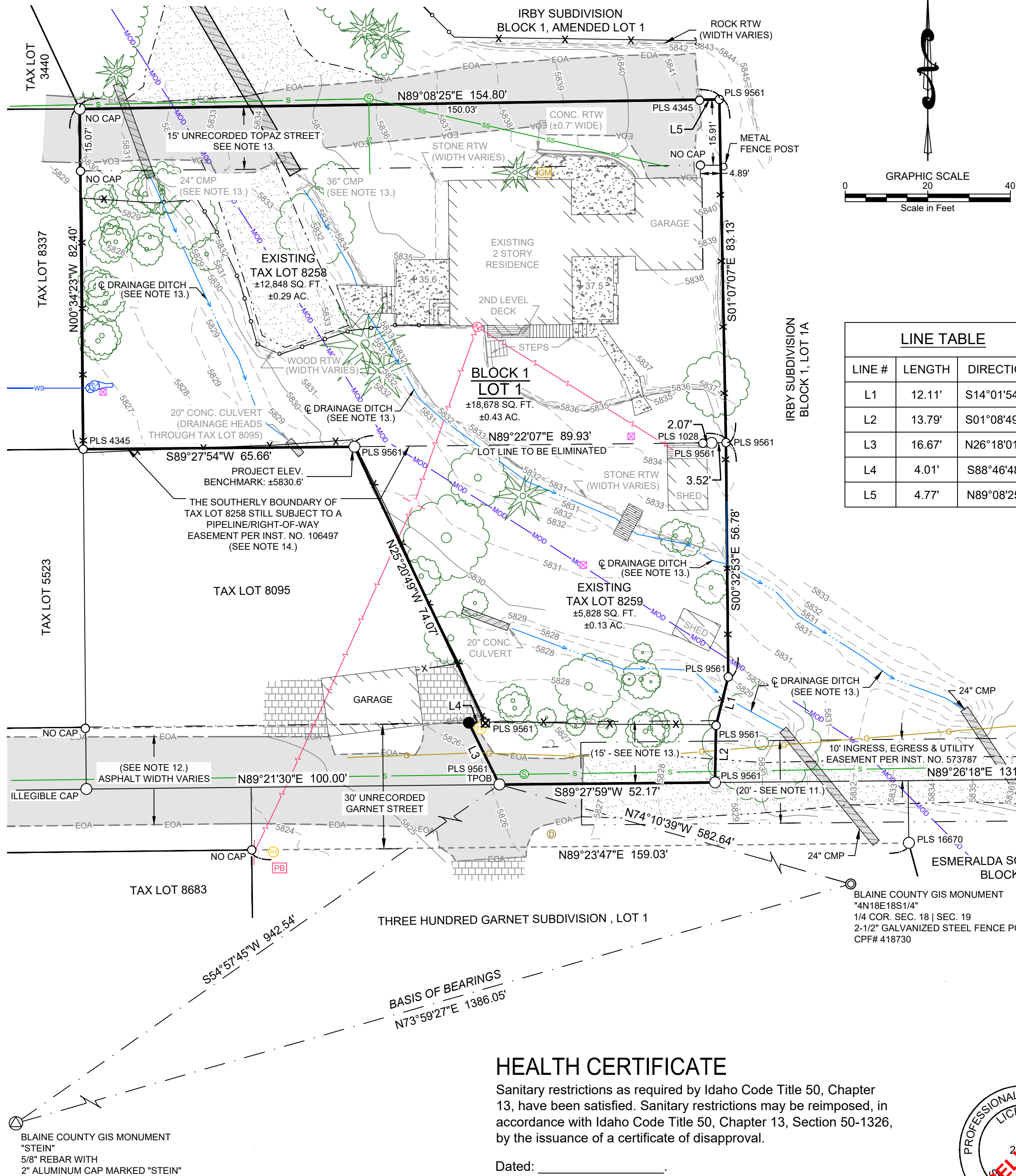
Lot Consolidation

Preliminary Plat

A PRELIMINARY PLAT SHOWING
MCNEAL SUBDIVISION
 WHEREIN THE BOUNDARY COMMON TO TAX LOTS 8258 & 8259 IS ELIMINATED.
 LOCATED WITHIN T.4N., R.18E., SECTION 18, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
 JANUARY 2026

SURVEY NARRATIVE & NOTES

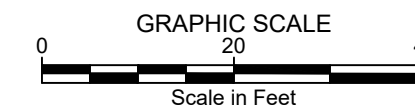
1. THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. THE MISSING MONUMENT TO BE SET FOR UPCOMING FINAL PLAT WAS REESTABLISHED USING A DISTANCE-DISTANCE INTERSECTION.
2. REFERENCED DOCUMENTS USED IN THE COURSE OF THE SURVEY:
 - 2.A. RECORD OF SURVEY, INST. NO. 386100
 - 2.B. PLAT OF EMERALDA 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 EMERALDA 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, EMERALDA SOUTH SUBDIVISION INST. NO. 679252;
 - 2.M. RECORD OF SURVEY OF LOT 1B, BLOCK 1, EMERALDA SOUTH SUBDIVISION, INST. NO. 694628;
 - 2.N. RECORD OF SURVEY, INST. NO. 706238;
 - 2.O. WARRANTY DEED, INST. NO. 607747;
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 "DELIMITED BY EXISTING ASPHALT PAVEMENT" FOR THE USE OF "THE PAVED PORTION OF GARNET STREET" AS A PUBLIC ROAD AND PLACEMENT OF PUBLIC UTILITIES. THE WIDTH AND LOCATION OF THE EXISTING ASPHALT MAY NOT COINCIDE WITH THE ASPHALT DELINEATED AT THE TIME OF THE WRITING OF SAID EASEMENT.
13. PRESCRIPTIVE USE EASEMENTS MAY EXIST ON THIS PROPERTY FOR TOPAZ STREET AND GARNET STREET PUBLIC UTILITIES, AND DITCHES/CANALS. THE VALIDITY OF PROBABLE PRESCRIPTIVE EASEMENTS SHOWN ON OTHER SURVEY MAPS/PLATS IS UNCLEAR TO THE SURVEYOR.
14. GENERAL RESTRICTIONS: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS.
15. UNDERGROUND UTILITY LINES ARE PER SURFACE EVIDENCE, PAINT MARKS BY OTHERS AND/OR CITY OF KETCHUM UTILITY MAPS WHERE SHOWN. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
16. CONTOUR INTERVAL: 1'.



VICINITY MAP
(NOT TO SCALE)

LEGEND

- PROPERTY LINE
 - - - ADJOINER'S LOT LINE
 - CENTERLINE
 - - - LOT LINE TO BE ELIMINATED
 - - - BLAINE COUNTY G.I.S. TIE LINE
 - - - TIE LINE
 - - - EASEMENTS (TYPE AND WIDTH AS NOTED - SEE NOTES).
 - MOD MOUNTAIN OVERLAY DISTRICT PER CITY OF KETCHUM GIS 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"
 - 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

MCNEAL SUBDIVISION

SURVEYOR'S CERTIFICATE

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

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



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 _____, 2026, 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 _____, 2026, 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 _____, 2026, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

By: _____

A PRELIMINARY PLAT SHOWING
MCNEAL SUBDIVISION

GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO

SHEET 3 OF 3
Job No. 25155

Attachment D

Lot Consolidation

Preliminary Plat

Supporting Material



Date: _____

File Number: _____

APPLICATION FOR A WAIVER OF REQUIREMENTS

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

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

Mailing Address: PO Box 733, Ketchum, ID 83340

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

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

Zoning Designation: LR

Overlay District: Flood ___ Avalanche ___ Pedestrian ___ Mountain

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

A consolidation of TL 8258 & 8259 into one lot wherein the common lot line is eliminated. TL 8259 is

substandard for the zoning district in minimum lot area, thus creating one conforming lot under

an existing consolidated parcel. Additional waiver related to 16.04.040.F.5 which does not allow for double frontage lots.

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

Since there is an existing home on the property and the parcel is under the same ownership, this waiver

would have no impact on neighboring property owners.

Applicant's Signature: David 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

A handwritten signature in black ink that reads "C. Monroe".

President

Attest

A handwritten signature in black ink that reads "Kent Lewis".

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

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;

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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.

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

A handwritten signature in black ink that reads "C. Monroe".

President

Attest

A handwritten signature in black ink that reads "Kent Lewis".

Secretary

Authorized Signatory

GUARANTEE CONDITIONS AND STIPULATIONS

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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.: 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

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 E1

Zoning and Dimensional Standards Evaluation



330 TOPAZ STREET RESIDENCE ZONING AND DIMENSIONAL STANDARDS EVALUATION

Zoning and Dimensional Standards Evaluation		
Land Development Code Section	Zoning and Dimensional Standards & Staff Analysis	
16.02.020.A.2	Minimum Lot Area Required: 9,000 square feet minimum	Conformance YES
Staff Analysis	<p>Existing Tax Lot 8258: 12,836 square feet (0.29 acres) Tax Lot 8259: 5,828 square feet (0.13 acres)</p> <p>Proposed Consolidated Lot Area: 18,678 square feet (0.42 acres) The proposed lot consolidation combines an existing conforming lot and an existing substandard lot into a single parcel containing 18,678 square feet. The resulting parcel exceeds the minimum 9,000-square-foot lot area required in the LR Zone and eliminates a longstanding substandard lot.</p>	
16.02.020.A.2	Building Coverage Maximum Permitted: 35%	Conformance YES
Staff Analysis	<p>22% (4,183 square feet building coverage/ 18,678 square feet lot area) Staff finds the proposed residence complies with the maximum 35% building coverage standard. The proposed lot consolidation is not necessary to achieve compliance with building coverage requirements, as the residence would remain below the maximum permitted building coverage even without consolidation.</p>	
16.02.020.A.2	Minimum Required Setbacks Front: 15' Side: > of 1' for every 2' in building height = 15'-2" Rear: 20'	Conformance YES
Staff Analysis	<p>Front (Topaz Street): 15'-2" Side (east): 15'-2" Side (west): 31'-6" Rear (Garnet Street): 89'-10"</p> <p>The proposed residence complies with all required setbacks of the LR Zone. The primary purpose of the lot consolidation is to eliminate an internal property line that would otherwise cause the residence to encroach into the required rear setback. Following consolidation, the residence exceeds the required 20-foot rear setback by approximately 70 feet.</p>	
16.02.020.A.2	Building Height Maximum Permitted: 35 feet	Conformance YES
Staff Analysis	30'-4"	
16.04.020.C.12.i.2	Driveway Width <ul style="list-style-type: none"> • Minimum: The unobstructed, all weather surface of a private driveway shall not be less than 12 feet. • Maximum: The unobstructed, all weather surface of a private driveway shall not be greater than 35 percent of the linear 	Conformance YES

	footage of any street frontage or 30 feet, whichever is less, unless otherwise approved by the City Engineer.	
Staff Analysis	Proposed driveway width is approximately 24.5 feet, which exceeds the minimum required width of 12 feet and remains below the maximum permitted width. The driveway occupies approximately 16 percent of the property's Topaz Street frontage, which is below the maximum allowed by the Land Development Code.	
16.04.050.E	Parking Spaces One-Family Dwelling Unit in Residential Districts: 2 parking spaces per one-family dwelling unit	Conformance YES
Staff Analysis	Two enclosed parking spaces are provided within the attached garage, satisfying the minimum parking requirement for a single-family residence.	
16.04.090.D	Dark Skies: Lighting Standards <ul style="list-style-type: none"> • Color Temperature: All exterior lighting shall use light sources not to exceed 2,700 Kelvin. • Lighting Fixtures: All exterior lighting fixtures shall be full cutoff fixtures with the light source fully shielded, except as exempted in this section. 	Conformance YES
Staff Analysis	The submitted lighting plan indicates that all exterior lighting fixtures are full-cutoff fixtures with fully shielded light sources and color temperatures not exceeding 2700 Kelvin. Staff finds the proposed lighting complies with the City's Dark Sky standards and will minimize off-site light spill and glare.	

Attachment E2

Mountain Overlay Standards Evaluation



330 TOPAZ STREET RESIDENCE MOUNTAIN OVERLAY DISTRICT STANDARDS

Mountain Overlay District Standards (LDC §16.02.070.D.5)		
Land Development Code Section	Mountain Overlay District Standard & Staff Analysis	
16.02.070.D.5.a	<p>There shall be no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.</p>	<p>Conformance YES</p>
Staff Analysis	<p>The proposed residence is located on a previously developed residential site that lies below surrounding hillside features and is not situated on a prominent ridgeline, knoll, or skyline visible from public vantage points entering or within the City. Existing and proposed development is concentrated within the lower, previously disturbed portion of the property and remains subordinate to the surrounding topography.</p> <p>Staff reviewed the submitted site plans, grading plans, building elevations, and visual information and finds that the proposed residence will not project above a significant ridgeline or skyline when viewed from public streets or other public vantage points. Existing vegetation, intervening development, and the site's position below surrounding hillside landforms further reduce visibility of the structure.</p> <p>Staff finds the proposal will not result in a material visual impact to a significant skyline and complies with Section 16.02.070.D.5.a.</p>	
16.02.070.D.5.b	<p>Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City is minimized. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.</p>	<p>Conformance YES</p>
Staff Analysis	<p>The proposed residence, associated grading, and site improvements are located within a previously developed and disturbed residential site. While the project includes excavation, grading, and vegetation disturbance necessary to accommodate redevelopment of the property, the proposed improvements are concentrated within the existing developed area and do not extend onto prominent ridgelines, hilltops, or other visually sensitive hillside features.</p> <p>The applicant has incorporated measures to minimize visual impacts, including siting the residence below surrounding hillside landforms, retaining existing vegetation where feasible, limiting disturbance to defined construction areas, and revegetating disturbed portions of the site. The proposal also includes removal of overhead utility lines, reduction of existing paved surfaces, and restoration of portions of the property following construction.</p> <p>Staff finds that the proposed redevelopment is concentrated within previously disturbed portions of the property and avoids expansion into undisturbed hillside terrain. The project includes removal of unnecessary paved surfaces, restoration and revegetation of</p>	

	disturbed areas, and undergrounding of utilities. Given the site's existing developed condition and the limited extent of additional disturbance, staff finds that building, excavation, filling, and vegetation disturbance have been reasonably minimized and will not result in a material visual impact visible from public vantage points entering or within the City.	
16.02.070.D.5.c	Driveway standards as well as other applicable standards contained in §16.04.020.A shall be met.	Conformance YES
Staff Analysis	<p>The proposed development will continue to utilize access from Topaz Street through a driveway that has been reviewed as part of the associated site development and Mountain Overlay Design Review applications. The driveway has been designed to accommodate safe vehicular access while responding to the site's topography and minimizing disturbance within the Mountain Overlay District. The plans provide adequate access for emergency services, including a fire apparatus turnaround, and demonstrate sufficient space for vehicle circulation and access within the site consistent with applicable City requirements.</p> <p>The proposal consolidates access onto a single driveway from Topaz Street and eliminates the need for separate access to Tax Lot 8259 from Garnet Street, reducing the potential for additional hillside disturbance and access improvements.</p> <p>Staff has reviewed the proposed driveway design and finds that it complies with the driveway standards and other applicable site design requirements contained in Section 16.04.020.A. Therefore, the proposal complies with Section 16.02.070.D.5.c.</p>	
16.02.070.D.5.d	All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150') of the furthest exterior wall of any building.	Conformance YES
Staff Analysis	<p>The proposed residence is served by an existing driveway connection to Topaz Street that has been reviewed in conjunction with the associated site development and Mountain Overlay Design Review applications. The plans include a fire apparatus turnaround and provide emergency vehicle access to the residence consistent with City and Fire Department requirements.</p> <p>Based on the submitted site plan and access improvements, fire and other emergency vehicles can access the site and reach within one hundred fifty feet (150') of the furthest exterior wall of the proposed residence. The proposal also consolidates access onto a single driveway from Topaz Street, eliminating the need for separate access from Garnet Street and reducing the potential for additional hillside disturbance associated with access improvements.</p> <p>Staff finds the proposed development provides adequate emergency access and maneuvering space for fire and emergency service vehicles. The proposed fire apparatus turnaround and associated access easements will be further refined and depicted on the Preliminary Plat prior to City Council review.</p>	
16.02.070.D.5.e	Significant rock outcroppings shall not be disturbed.	Conformance YES
Staff Analysis	Review of the submitted topographic survey, site plans, and grading plans indicates that the subject property does not contain any significant rock outcroppings. No significant	

	rock outcroppings have been identified within the proposed development area, and no disturbance of such features is proposed as part of the project. Therefore, staff finds the proposal complies with Section 16.02.070.D.5.e.	
16.02.070.D.5.f	International Building Code (IBC) and International Fire Code (IFC) and Ketchum Fire Department requirements shall be met.	Conformance YES
Staff Analysis	<p>The proposed residence and associated site improvements are subject to review and approval under the currently adopted building and fire codes, including all applicable provisions of Title 15 of the Ketchum Municipal Code and requirements of the Ketchum Fire District. The submitted plans include emergency access improvements and a fire apparatus turnaround designed to meet applicable fire protection standards.</p> <p>Compliance with all applicable building, fire, and life-safety requirements will be verified by the City Building Official and Ketchum Fire District during building permit review. Staff finds the project is capable of meeting the requirements of the adopted building and fire codes and therefore complies with Section 16.02.070.D.5.f.</p>	
16.02.070.D.5.g	Public water and sewer service shall comply with the requirements of the City.	Conformance YES
Staff Analysis	<p>The proposed residence will be served by existing public water and sewer infrastructure. The City's Water and Wastewater Departments reviewed the project plans submitted with the Mountain Overlay Design Review application and determined that the proposal is capable of complying with applicable utility service requirements. Any required utility improvements, connections, and service upgrades will be reviewed and approved through the building permit process.</p> <p>The project also includes review of proposed modifications to existing irrigation conveyances. Final design of the conveyance relocation shall be subject to review and approval by the City Engineer, Water Supervisor, Public Works Director, and Planning Department prior to issuance of a building permit.</p> <p>Staff finds that adequate public water and sewer service is available to serve the proposed development and that the project complies with City utility requirements. Therefore, the proposal complies with Section 16.02.070.D.5.g.</p>	
16.02.070.D.5.h	Drainage shall be controlled and maintained to not adversely affect other properties.	Conformance YES
Staff Analysis	<p>The applicant has submitted a drainage and grading plan demonstrating how stormwater runoff generated by the proposed development will be collected, conveyed, and managed on-site. The proposed improvements include measures to control runoff from new impervious surfaces and maintain existing drainage patterns to the extent practicable. The plans have been reviewed by the City Engineer, who determined that the proposed drainage design is capable of complying with applicable City standards.</p> <p>In addition, the property contains existing irrigation conveyances that function as seasonal runoff conveyance channels. Any approved relocation of these facilities shall maintain existing conveyance capacity and shall not adversely affect upstream or downstream properties.</p>	

	Final drainage design and any required drainage improvements will be subject to review and approval during the building permit process. Staff finds that drainage from the proposed development can be adequately controlled and maintained such that it will not adversely affect adjacent properties. Therefore, the proposal complies with Section 16.02.070.D.5.h.	
16.02.070.D.5.i	<p>Cuts and fills allowed for roadways shall be minimized; lengths of driveways allowed shall be minimized; all cuts and fills shall be concealed with landscaping, revegetation and/or natural stone materials.</p> <p>Revegetation on hillsides with a clear zone of 30 feet around all structures is recommended. The clear zone shall include low combustible irrigated vegetation with appropriate species, on file with the Planning and Building Department. Revegetation outside of this clear zone should be harmonious with the surrounding hillsides.</p>	Conformance YES
Staff Analysis	The proposed residence is located within the most suitable portion of the property for development. The selected building location utilizes an existing developed area, avoids expansion into undisturbed hillside terrain, relies on existing access from Topaz Street, and minimizes impacts to vegetation, drainage patterns, and hillside character. The proposal also eliminates an existing setback encroachment and consolidates two legal tax lots into a single parcel, reducing future development potential. Staff finds there are no other locations on the property that would better achieve the purposes and objectives of the Mountain Overlay District. Therefore, the proposal complies with Section 16.02.070.D.5.j.	
16.02.070.D.5.j	There shall not be other sites on the parcel more suitable for the proposed development in order to carry out the purposes of this section.	Conformance YES
Staff Analysis	<p>The proposed residence is located within the previously developed portion of the property and is positioned to avoid expansion into higher-elevation areas, prominent hillside features, and more environmentally sensitive portions of the site. The selected building location maintains larger areas of open space and existing vegetation, utilizes the established access location from Topaz Street, and avoids the need for additional access improvements from Garnet Street.</p> <p>Staff reviewed the site's topography, existing development pattern, and access constraints and finds the proposed building location appropriately concentrates development within the most suitable portion of the parcel. Relocating the residence to other areas of the property would likely result in greater disturbance to natural features, vegetation, drainage patterns, or hillside areas.</p> <p>Based on the submitted plans and supporting materials, staff finds there are no other locations on the parcel that are demonstrably more suitable for the proposed development while better carrying out the purposes and objectives of the Mountain Overlay District. Therefore, the proposal complies with Section 16.02.070.D.5.j.</p>	
16.02.070.D.5.k	Access traversing 25 percent or greater slopes shall not have significant impact on drainage, snow and earth slide potential and erosion as it relates to the subject property and to adjacent properties.	Conformance N/A

Staff Analysis	The proposed residence is accessed from Topaz Street via an existing access corridor, and the submitted topographic information indicates that the driveway and emergency access route do not traverse slopes of 25 percent or greater. As no access improvements are proposed across slopes meeting this threshold, the standard concerning impacts to drainage, snow and earth slide potential, and erosion associated with access traversing slopes of 25 percent or greater is not applicable to this project.	
16.02.070.D.5.l	Utilities shall be underground.	Conformance YES
Staff Analysis	The project includes underground installation of all utility services, including electric, water, sewer, and communications infrastructure. Existing overhead utility lines serving the property will be removed and replaced with underground service. The project eliminates existing overhead utilities and provides underground utility service to the proposed residence. Therefore, the proposal complies with Section 16.02.070.D.5.l.	
16.02.070.D.5.m	Limits of disturbance shall be established on the plans and protected by fencing on the site for the duration of construction.	Conformance YES
Staff Analysis	The submitted site and grading plans identify limits of disturbance for construction activities and include temporary construction fencing to delineate and protect areas outside the approved disturbance area. The limits of disturbance are intended to minimize impacts to existing vegetation, natural features, and undisturbed portions of the site during construction. As a condition of approval, limits of disturbance shall be clearly marked in the field and protected by construction fencing for the duration of construction activities. Staff finds the project establishes limits of disturbance and provides for their protection during construction in compliance with Section 16.02.070.D.5.m.	
16.02.070.D.5.n	Excavations, fills and vegetation disturbance on hillsides not associated with the building construction shall be minimized.	Conformance YES
Staff Analysis	Staff finds that excavation, fill, and vegetation disturbance have been limited to areas necessary for construction of the residence, driveway improvements, utility installation, and associated site improvements. Disturbed areas not occupied by permanent improvements will be restored through landscaping and revegetation. Therefore, staff finds that hillside disturbance not directly associated with the proposed development has been minimized.	
16.02.070.D.5.o	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.	Conformance N/A
Staff Analysis	Staff reviewed the subject property and the submitted application materials and found no significant historic, cultural, or community landmarks located on the site. The proposed development will not impact any identified landmark resources. Therefore, this standard is not applicable to the project.	
16.02.070.D.5.p	Encroachments of below grade structures into required setbacks are subject to §16.02.070.A.10 and shall not conflict with any applicable	Conformance N/A

	<p>easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</p>	
<p>Staff Analysis</p>	<p>Review of the submitted site plans and building plans indicates that no below-grade structures are proposed to encroach into required setback areas. Accordingly, the provisions governing below-grade setback encroachments are not applicable to the proposed development.</p>	

Attachment E3

Design Review Standards Evaluation



330 TOPAZ STREET RESIDENCE DESIGN REVIEW STANDARDS EVALUATION

Design Review Standards (LDC §16.04.080.C)		
Land Development Code Section	Design Review Standards & Staff Analysis	
16.04.080.C.1.a Streets	The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.	Conformance YES
Staff Analysis	<p>The subject property is accessed from Topaz Street, a substandard roadway that traverses private property and does not meet the City's minimum right-of-way width requirements for residential streets. As part of the proposed development, the applicant is providing a 15-foot-wide easement along the historically maintained portion of Topaz Street to accommodate snow storage, drainage, roadway maintenance, and emergency access. The easement configuration has been reviewed by City staff and generally aligns with the operational needs of the Streets Department.</p> <p>The applicant is responsible for all costs associated with access improvements and any related infrastructure necessary to serve the development. In addition, prior to issuance of a building permit, the applicant shall execute an agreement, in a form approved by the City, acknowledging that the City is not responsible for damage to the proposed grass-pave block surface within the fire apparatus turnaround resulting from roadway maintenance or snow removal operations.</p> <p>Staff finds that the applicant has provided for the access improvements necessary to serve the development. Prior to City Council consideration of the Preliminary Plat, the plat shall be revised to identify and dedicate the proposed fire apparatus, emergency services, and Streets Department turnaround easement. Subject to this condition, staff finds the proposal complies with Section 16.04.080.C.1.a.</p>	
16.04.080.C.1.b Streets	All street designs shall be approved by the City Engineer.	Conformance YES
Staff Analysis	<p>The proposed access improvements, fire apparatus turnaround, easement configuration, and related roadway improvements have been reviewed by the City Engineer and Streets Department as part of the application review process. Any required modifications to the design, construction specifications, or maintenance provisions will be addressed through the engineering review and building permit processes.</p> <p>Staff finds the proposed access improvements are capable of meeting City engineering requirements and are subject to final approval by the City Engineer. Therefore, the proposal complies with Section 16.04.080.C.1.b.</p>	
16.04.080.C.2.a Sidewalks	All projects under 16.04.080.B that qualify as a "substantial improvement" shall install sidewalks as required by the Streets and Facilities Department.	Conformance N/A
Staff Analysis	<p>Section 16.04.020.C.13 requires sidewalk installation for substantial improvements in the Community Core, Tourist, and Light Industrial zoning districts. The subject property is</p>	

	located in the Limited Residential (LR) zoning district, where sidewalk installation is not required. Therefore, this standard is not applicable.	
16.04.080.C.2.b Sidewalks	Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.	Conformance N/A
Staff Analysis	Because sidewalk installation is not required for this project, the sidewalk width and design standards of this section are not applicable.	
16.04.080.C.2.c Sidewalks	Sidewalks may be waived if one of the following criteria is met: a) The project comprises an addition of less than 250 square feet of conditioned space. b) The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.	Conformance N/A
Staff Analysis	Because sidewalk installation is not required for this project, consideration of a sidewalk waiver is unnecessary and this standard is not applicable.	
16.04.080.C.2.d Sidewalks	The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.	Conformance N/A
Staff Analysis	Because no sidewalk improvements are required as part of the proposed development, this standard is not applicable.	
16.04.080.C.2.e Sidewalks	New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.	Conformance N/A
Staff Analysis	Because no sidewalk improvements are required as part of the proposed development, the pedestrian connectivity standards of this section are not applicable.	
16.04.080.C.2.f Sidewalks	The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a Certificate of Occupancy.	Conformance N/A
Staff Analysis	Because sidewalk improvements are not required for this project, no in-lieu contribution is necessary and this standard is not applicable.	
16.04.080.C.3 Drainage & Landscaping	All applications shall meet the standards set forth in 16.04.060.A, Standards for All Development.	
16.04.060.A.1 Drainage	a. All stormwater shall be retained on site. b. Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.	Conformance YES

	<p>c. The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</p> <p>d. Drainage facilities shall be constructed per City standards.</p>	
Staff Analysis	<p>The applicant has submitted grading, drainage, and utility plans demonstrating how stormwater generated by the proposed development will be collected, conveyed, and retained on-site. The proposed drainage system has been reviewed by the City Engineer, who determined that the project is capable of meeting applicable City drainage requirements and standards.</p> <p>The project includes drainage improvements necessary to serve the development and address runoff from new impervious surfaces. Any required drainage facilities located adjacent to access improvements will be constructed in accordance with City standards and subject to final engineering review. The City Engineer may require additional drainage improvements as necessary to address site-specific conditions during final engineering and building permit review.</p> <p>Staff finds the proposed development is capable of retaining stormwater on-site and providing drainage improvements consistent with City standards. Therefore, the proposal complies with Sections 16.04.080.C.3 and 16.04.060.A.1.</p> <p>The property contains the existing McCoy and Reinheimer irrigation conveyances. The applicant proposes to relocate portions of these conveyances to accommodate the proposed residence. Final design of the conveyance relocation shall be subject to review and approval by the Planning Department, Water Supervisor, Public Works Director, and City Engineer prior to issuance of a building permit. The applicant shall demonstrate that the relocated conveyances maintain existing hydraulic capacity and will not adversely affect upstream or downstream properties.</p>	
16.04.060.A.2 Utilities	<p>a. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</p> <p>b. Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</p>	Conformance YES
Staff Analysis	<p>The proposed development will be served by public water, sewer, electric, and communication utilities. All utility improvements necessary to serve the development, including utility relocation, extension, connection, and installation, shall be completed at the sole expense of the applicant.</p> <p>The submitted plans provide for underground installation of utility infrastructure serving the site. Existing overhead utility lines will be removed and replaced with underground service, and utility, power, and communication lines within the development site will be concealed from public view. Final utility design and installation will be reviewed through the engineering and building permit processes to ensure compliance with applicable City and utility provider requirements.</p> <p>Staff finds the proposed development is capable of meeting all applicable utility requirements and complies with Section 16.04.060.A.2.</p>	

<p>16.04.060.A.3 Snow Storage</p>	<ul style="list-style-type: none"> a. Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas. b. Snow storage areas shall be provided on site. c. A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet. d. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed. e. All surface parking lots shall be designed with either snowmelt to facilitate the removal of snow or a storage area for plowed snow. The storage area shall be 150 square feet for every 55 feet of linear lot width of the surface parking lot. 	<p>Conformance YES</p>
<p>Staff Analysis</p>	<p>The submitted site plan identifies designated on-site snow storage areas intended to accommodate snow removed from driveways, parking areas, pedestrian circulation areas, and other improved surfaces. The proposed snow storage areas have been reviewed by the City Engineer and Streets Department and are sufficient to serve the development. Snow storage is provided on-site and is integrated into the overall site design to avoid impacts to adjacent properties, access routes, utilities, and drainage facilities.</p> <p>The plans demonstrate that designated snow storage areas meet the minimum dimensional requirements of the Land Development Code and are appropriately located to facilitate snow management during winter conditions. Any modifications required by the City Engineer to address site-specific conditions or operational considerations will be incorporated through final engineering and building permit review.</p> <p>Staff finds the project provides adequate on-site snow storage consistent with City standards and complies with Section 16.04.060.A.3.</p>	
<p>16.04.060.A.4 Landscaping</p>	<ul style="list-style-type: none"> a. Landscaping is required for all projects. b. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation, and aspect, and shall serve to enhance and complement the neighborhood and townscape. c. All trees, shrubs, grasses, and perennials shall be drought tolerant. Native species are recommended but not required. d. Landscaping in the riparian zone shall meet all requirements for planting in the floodplain as provided in the approval criteria for Floodplain Development Permits in §16.07.050.D.3, Review Criteria. 	<p>Conformance YES</p>
<p>Staff Analysis</p>	<p>The applicant has submitted a landscape plan providing landscaping throughout the developed portions of the site, including revegetation of disturbed areas following construction. The proposed landscape design incorporates a combination of trees, shrubs, grasses, and other plant materials intended to complement the character of the surrounding neighborhood and hillside setting.</p> <p>The proposed plant palette has been selected to be compatible with the site's environmental conditions, including its topography, exposure, and soil characteristics.</p>	

	<p>Landscape materials consist of drought-tolerant species appropriate for the local climate, and disturbed areas outside of maintained landscape areas will be revegetated with plant materials that are compatible with the surrounding natural environment. Existing vegetation will be retained where feasible to reduce disturbance and maintain the site's established character.</p> <p>The subject property does not contain mapped riparian areas subject to the floodplain planting standards of Section 16.07.050.D.3. Therefore, subsection (d) is not applicable to the project.</p> <p>Staff finds the proposed landscaping is consistent with the requirements of Section 16.04.060.A.4. The landscape plan will enhance the site's appearance, support revegetation of disturbed areas, and further the Mountain Overlay objective of restoring portions of the property following redevelopment.</p>	
16.04.080.C.4.b Compatibility of Design	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.	Conformance N/A
Staff Analysis	Staff reviewed the subject property and the submitted application materials and found no significant landmarks that provide historical or cultural importance to the neighborhood or community. As no significant landmark resources have been identified on the site, this standard is not applicable to the proposed development.	
16.04.080.C.4.c Compatibility of Design	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.	Conformance N/A
Staff Analysis	This standard applies to additions to buildings constructed prior to 1940. The proposed project involves demolition of the existing residence and construction of a new single-family residence rather than an addition to an existing pre-1940 structure. Therefore, this standard is not applicable to the proposed development.	
16.04.080.C.5.a Architectural	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	Conformance YES
Staff Analysis	<p>The subject property is located within the Limited Residential (LR) zoning district, where sidewalk installation is not required. Therefore, the requirement to provide pedestrian access to the nearest sidewalk is not applicable to the project.</p> <p>The proposed residence includes a clearly identifiable primary entrance oriented toward the front of the structure and connected to the driveway and site circulation system by pedestrian walkways. Staff finds the building entry is clearly defined and complies with the intent of this standard.</p>	
16.04.080.C.5.b Architectural	The building character shall be clearly defined by use of architectural features.	Conformance YES
Staff Analysis	The proposed residence incorporates articulated building massing, varied roof forms, covered porch and colonnade elements, changes in wall planes, and a coordinated palette of natural materials. These architectural features establish a clear building character while reducing the perceived scale and mass of the structure. Staff finds the proposed residence exhibits a cohesive architectural expression that is compatible with the mountain	

	residential character of the surrounding neighborhood and complies with Section 16.04.080.C.5.b.	
16.04.080.C.5.c Architectural	There shall be continuity of materials, colors and signing within the project.	Conformance YES
Staff Analysis	<p>The proposed residence utilizes a coordinated palette of exterior materials, colors, and architectural details that are applied consistently throughout the development. Exterior finishes, including siding, accents, roofing materials, trim, and other architectural elements, are integrated into a cohesive design that establishes visual continuity across all building elevations. No signage is proposed as part of the residential development.</p> <p>Staff finds the project demonstrates continuity of materials and colors throughout the site and building design and complies with Section 16.04.080.C.5.c.</p>	
16.04.080.C.5.d Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	Conformance YES
Staff Analysis	<p>The proposed retaining walls, fencing, landscape features, and other site improvements have been designed to complement the architectural character of the residence through the use of compatible materials, colors, and textures. Staff finds the proposed site improvements are integrated with the overall project design and comply with Section 16.04.080.C.5.d.</p>	
16.04.080.C.5.e Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	Conformance YES
Staff Analysis	<p>The proposed residence utilizes varied roof forms, changes in wall planes, covered architectural elements, and a combination of one-story and two-story building components to reduce the appearance of bulk and flatness. These design elements break the building into smaller visual components and help maintain compatibility with surrounding residential development. Staff finds the proposal complies with Section 16.04.080.C.5.e.</p>	
16.04.080.C.5.f Architectural	Building(s) shall orient toward their primary street frontage.	Conformance YES
Staff Analysis	<p>The residence is oriented toward Topaz Street, which functions as the property's primary frontage and access point. The primary entrance and principal building elevations address Topaz Street and establish a clear relationship between the residence and the street. Staff finds the proposal complies with Section 16.04.080.C.5.f.</p>	
16.04.080.C.5.g Architectural	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	Conformance YES
Staff Analysis	<p>The proposed residence does not include any alley frontage. Refuse and recycling containers will be stored within the attached garage and will not be visible from the public right-of-way or adjacent properties. No satellite receivers are proposed as part of the project.</p> <p>Staff finds that garbage storage areas are adequately screened from public view and that the project complies with Section 16.04.080.C.5.g.</p>	

16.04.080.C.5.h Architectural	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.	Conformance YES
Staff Analysis	<p>The proposed residence incorporates roof overhangs, covered entry features, and other architectural elements designed to direct snow and water runoff away from building entrances, pedestrian walkways, and gathering areas. The site and building design provide for controlled drainage and snow management within the property and are not expected to direct snow slide or roof runoff onto adjacent properties.</p> <p>Compliance with applicable building code requirements related to roof drainage, snow loads, and snow retention measures will be verified during building permit review. Staff finds the proposed design includes appropriate weather protection measures and complies with Section 16.04.080.C.5.h.</p>	
16.04.080.C.6.a Circulation Design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	Conformance YES
Staff Analysis	<p>The proposed development includes pedestrian connections between the residence, driveway, parking areas, and outdoor spaces. The subject property is not adjacent to any existing public pedestrian pathways, bicycle facilities, equestrian trails, or designated pathway easements, and no adopted plans identify future pedestrian, bicycle, or equestrian connections through the site.</p> <p>Staff finds the proposed driveway, circulation areas, and fire apparatus turnaround provide safe access for residents, visitors, and emergency responders. The project will continue to utilize the existing access from Topaz Street and is not anticipated to adversely affect traffic circulation or safety. Therefore, the proposal complies with Section 16.04.080.C.6.c.</p>	
16.04.080.C.6.b Circulation Design	Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.	Conformance N/A
Staff Analysis	<p>No awnings are proposed to extend over a public sidewalk or public right-of-way as part of the project. Therefore, the standards governing awnings projecting over public sidewalks are not applicable to the proposed development.</p>	
16.04.080.C.6.c Circulation Design	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.	Conformance YES
Staff Analysis	<p>The proposed development will continue to utilize the existing access from Topaz Street and includes improvements to the driveway, vehicle circulation areas, and fire apparatus turnaround. The site plan provides for safe vehicular ingress and egress, adequate maneuvering space within the site, and emergency vehicle access consistent with applicable City and Fire Department requirements.</p> <p>Pedestrian circulation is accommodated through walkways connecting the residence to parking and outdoor areas. No designated bicycle or equestrian facilities exist adjacent to the property, and the project will not interfere with any existing or anticipated bicycle or equestrian routes. The access configuration has been reviewed by City staff and provides adequate sight distance for vehicles entering and exiting the site. Any required addressing,</p>	

	<p>traffic control, or safety signage will be installed in accordance with applicable City and Fire Department requirements.</p> <p>Staff finds that traffic circulation within the site and at its connection to Topaz Street has been designed to function safely for anticipated users and complies with Section 16.04.080.C.6.c.</p>	
16.04.080.C.6.d Circulation Design	Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.	Conformance YES
Staff Analysis	<p>The proposed development will continue to utilize the existing access location from Topaz Street. Review of the submitted site plan indicates that the driveway entrance is not located within 20 feet of an intersection of two or more streets. No new curb cuts are proposed as part of the project.</p> <p>The access configuration has been reviewed by City staff and provides adequate separation from nearby intersections to maintain safe vehicle movements and sight distance. Staff finds the proposed driveway access complies with the minimum spacing requirements of this section and that no additional separation distance is necessary based on site conditions or traffic considerations. Therefore, the proposal complies with Section 16.04.080.C.6.d.</p>	
16.04.080.C.6.e Circulation Design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	Conformance YES
Staff Analysis	<p>The proposed development includes a driveway, vehicle circulation areas, and a fire apparatus turnaround designed to provide access throughout the site for emergency responders and service vehicles. The access configuration has been reviewed by the City Engineer, Streets Department, and Ketchum Fire Department and is designed to accommodate fire apparatus, snowplows, garbage collection vehicles, and other service vehicles requiring access to the property.</p> <p>The project also includes a 15-foot-wide easement along the historically maintained portion of Topaz Street to accommodate snow storage, drainage, roadway maintenance, and emergency access. The proposed access and turnaround areas provide adequate maneuvering space and unobstructed access to the residence and associated site improvements.</p> <p>Staff finds the proposed driveway, circulation areas, and fire apparatus turnaround provide adequate access for emergency responders, snowplows, garbage trucks, and similar service vehicles. Prior to City Council review of the Preliminary Plat, the applicant shall revise the plat to identify and dedicate the proposed turnaround easement. Subject to this condition, the proposal complies with Section 16.04.080.C.6.e.</p>	
16.04.080.C.7 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Streets	Conformance N/A

	and Facilities Department prior to Design Review approval from the Planning and Zoning Commission.	
Staff Analysis	Pedestrian amenities are required only in conjunction with projects where sidewalks are required. As discussed under Section 16.04.080.C.2, sidewalk installation is not required for the proposed development. Therefore, the requirement to provide pedestrian amenities such as benches, kiosks, bus shelters, trash receptacles, fountains, public art, or similar features is not applicable to this project.	
16.04.080.C.8.a Underground Encroachments	Encroachments of underground building(s) or portions of building(s) into required setbacks are subject to 16.02.070.A.10 and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.	Conformance N/A
Staff Analysis	Review of the submitted site plans and building plans indicates that no underground portions of the proposed residence or associated structures are proposed to encroach into required setback areas. Accordingly, the provisions governing underground setback encroachments are not applicable to the proposed development. Staff finds that no underground encroachments into required setbacks are proposed and that the project complies with Section 16.04.080.C.8.a.	
16.04.080.C.8.b Underground Encroachments	No below grade structure shall be permitted to encroach into the riparian setback.	Conformance N/A
Staff Analysis	The subject property does not contain a riparian area or riparian setback. In addition, no below-grade structures are proposed within any area that would be subject to riparian setback requirements. Therefore, this standard is not applicable to the proposed development. Staff finds the project complies with Section 16.04.080.C.8.b.	

Attachment E4

Lot Consolidation

Preliminary Plat

and

Subdivision Exception

Evaluation



330 TOPAZ STREET RESIDENCE LOT CONSOLIDATION PRELIMINARY PLAT EVALUATION

Preliminary Plat Review Criteria (LDC §16.07.080.A.1.d)		
Land Development Code Section	Preliminary Plat Review Criteria & Staff Analysis	
16.07.080.A.1.d(1)(A)	The Preliminary Plat is consistent with the Comprehensive Plan.	Conformance YES
Staff Analysis	The proposed lot consolidation is consistent with the Comprehensive Plan because it eliminates a substandard lot, reduces the number of legal development parcels from two to one, and results in a more conforming parcel configuration. The proposal does not increase allowable density, building coverage, or development potential. Instead, the lot consolidation facilitates redevelopment of the property in a manner that complies with applicable setback requirements while maintaining consistency with neighborhood character, orderly development patterns, and the hillside protection objectives of the Comprehensive Plan.	
16.07.080.A.1.d(1)(B)	The Preliminary Plat complies with the standards in Chapter 16.06, Subdivision.	Conformance YES
Staff Analysis	Compliance with applicable subdivision standards is evaluated in Table 2 of this attachment.	
16.07.080.A.1.d(1)(C)	The Preliminary Plat complies with the applicable zoning district standards.	Conformance YES
Staff Analysis	The consolidated parcel will continue to comply with the dimensional standards of the LR Zone including minimum lot area, setbacks, building coverage, and building height.	
16.07.080.A.1.d(1)(D)	The Preliminary Plat complies with the use, dimensional, design, and development standards in this Code.	Conformance YES
Staff Analysis	The associated Mountain Overlay Design Review application demonstrates compliance with applicable zoning, development, and design standards.	
16.07.080.A.1.d(1)(E)	The Preliminary Plat provides a layout of lots, streets, blocks, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive areas and/or community assets.	Conformance YES
Staff Analysis	The application consolidates two existing lots into a single parcel, eliminating a substandard lot and reducing future development potential. Development remains concentrated within previously disturbed portions of the site and minimizes additional disturbance to the property.	
16.07.080.A.1.d(1)(F)	The Preliminary Plat provides evidence of public water and sewer system connections.	Conformance YES
Staff Analysis	The property is served by existing municipal water and sewer infrastructure.	
16.07.080.A.1.d(1)(G)	The Preliminary Plat identifies and adequately mitigates known natural hazard areas.	Conformance YES
Staff Analysis	The property is located within the Mountain Overlay District. Natural hazards and hillside development considerations are addressed through the concurrent Mountain Overlay Design Review application.	

16.07.080.A.1.d(2)	Additional Criteria for Lot Consolidation: All Preliminary Plat applications for lot consolidation must also demonstrate conformance with all applicable Building Permit and land use development approvals.	Conformance YES
Staff Analysis	<p>The proposed lot consolidation is being reviewed concurrently with the Mountain Overlay Design Review application for redevelopment of the property with a new single-family residence. The associated development has been designed to comply with applicable zoning, Design Review, and Mountain Overlay standards.</p> <p>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.</p> <p>Based on the submitted materials and the analysis contained in the accompanying Mountain Overlay Design Review staff report, staff finds that the proposed lot consolidation is consistent with applicable land use approvals and development standards and supports orderly development of the property consistent with the Comprehensive Plan and Land Development Code.</p>	

Development and Design Standards (LDC §16.06.050)		
Land Development Code Section	Development and Design Standards & Staff Analysis	
16.06.050.A Lot Requirements	<ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Corner lots outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of 25 feet unless a longer radius is required to serve an existing or future use. 3. Side lot lines shall be within 20 degrees to a right angle or radial line to the street line. 4. Double frontage lots shall not be created. 5. Every lot in a subdivision shall have a minimum of 20 feet of frontage on a dedicated public street or legal access via an easement of 20 feet or greater in width. Easement shall be recorded in the office of the Blaine County Recorder prior to or in conjunction with recordation of the Final Plat. 6. In the LR-1 District, the maximum density of a single development is one dwelling unit per acre of gross land area of less than 25 percent slope. 	Conformance YES
Staff Analysis	<p>The proposed subdivision consolidates two existing tax lots into a single lot and does not create any additional development parcels. The resulting lot will comply with the dimensional requirements of the Limited Residential (LR) zoning district, including minimum lot size and width requirements. Consolidation of the existing</p>	

	<p>lots eliminates a nonconforming lot and results in a more functional development parcel.</p> <p>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.</p> <p>The resulting parcel will have frontage along both Topaz Street and Garnet Street, constituting a double-frontage lot. The applicant has requested an exception to the prohibition on double-frontage lots. Staff finds the exception is warranted because the application consolidates existing lots rather than creating a new double-frontage condition, reduces future development potential by combining two lots into one parcel, and supports a coordinated site design that minimizes the need for additional access improvements. As discussed in the staff analysis of the subdivision exception request, approval of the exception is consistent with the purposes of the subdivision regulations.</p> <p>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.</p> <p>The property is not located within the LR-1 zoning district; therefore, subsection (6) is not applicable. Staff finds the proposed lot consolidation complies with the applicable lot requirements of Section 16.06.050.A, subject to approval of the requested subdivision exception for the resulting double-frontage lot.</p>		
<p>16.06.050.B Building Envelopes</p>	<table border="1"> <tr> <td data-bbox="440 1207 1287 1890"> <ol style="list-style-type: none"> 1. Building envelopes shall be shown on preliminary and Final Plats when a proposed subdivision includes lot(s): <ol style="list-style-type: none"> 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: </td> <td data-bbox="1287 1207 1487 1890"> <p>Conformance N/A</p> </td> </tr> </table>	<ol style="list-style-type: none"> 1. Building envelopes shall be shown on preliminary and Final Plats when a proposed subdivision includes lot(s): <ol style="list-style-type: none"> 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: 	<p>Conformance N/A</p>
<ol style="list-style-type: none"> 1. Building envelopes shall be shown on preliminary and Final Plats when a proposed subdivision includes lot(s): <ol style="list-style-type: none"> 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: 	<p>Conformance N/A</p>		

	<ul style="list-style-type: none"> a. For parcels that are entirely within slopes of 25 percent or greater to create a reasonable building envelope, provided the Mountain Overlay District standards and all other City requirements are met. b. For small encroachments into or over isolated pockets of land with a slope of 25 percent or greater that are found to be in compliance with the purposes and standards of the Mountain Overlay District and this section. 	
Staff Analysis	<p>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.</p> <p>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.</p>	
16.06.050.C Block Requirements	<p>The length, width, and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 1. No block shall be longer than 1,200 feet, nor less than 400 feet between the street intersections, and shall have sufficient depth to provide for two tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses, and topographical features. 4. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a 75-foot radius from the intersection of the streets. 	Conformance N/A
Staff Analysis	<p>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.</p>	
16.06.050.D Street Improvement Requirements	<ol style="list-style-type: none"> 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 	Conformance N/A

	<p>regulations of the City or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</p> <ol style="list-style-type: none"> 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad, or limited access highway right-of-way, the City Council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent and not more than seven percent so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the City Council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the Council finds it practical to require the dedication of the remainder of the right-of-way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right-of-way shall be dedicated; 7. Dead-end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two lots, a temporary turnaround easement shall be provided, and the easement shall revert to the adjacent lots when the street is extended; 8. Where any street deflects an angle of ten degrees or more, a connecting curve shall be required having a minimum centerline radius of 300 feet for arterial and collector streets, and 125 feet for minor streets; 9. Streets with centerline offsets of less than 125 feet shall be prohibited; 10. A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets; 11. Proposed streets that are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the County Assessor's Office before submitting same to City Council for Preliminary Plat approval; 12. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills; 13. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets; 	
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	<ol style="list-style-type: none"> 14. In general, the centerline of a street shall coincide with the centerline of the street right-of-way, and all crosswalk markings shall be installed by the subdivider as a required improvement; 15. Street lighting may be required consistent with adopted City standards and where designated shall be installed by the subdivider as a requirement improvement; 16. Private streets may be allowed upon recommendation by the Planning and Zoning Commission and approval by the City Council. Private streets shall be constructed to meet the design standards specified in §16.06.050.D.2, and §16.04.020, Access, Connectivity, and Circulation; 17. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the Streets Department and shall be consistent with the type and design of existing street signs elsewhere in the city; 18. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic that will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be pursuant to adopted standard specifications; 19. Sidewalks, curbs, and gutters shall be a required improvement installed by the subdivider in compliance with adopted City standards; and 20. No new public or private streets or flag lots associated with a proposed subdivision are permitted to be developed on parcels within the Avalanche Overlay District. 	
Staff Analysis	<p>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.</p> <p>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.</p> <p>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.</p>	

	Staff finds that the proposed lot consolidation will continue to be served by adequate access and circulation infrastructure and is consistent with the applicable requirements and intent of Section 16.06.050.D.	
16.06.050.E Alley Improvement Requirements	<ol style="list-style-type: none"> 1. Alleys shall be provided in Mixed-Use districts. 2. The width of an alley shall be not less than 20 feet. 3. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. 4. Dead end alleys shall be permitted only within the original Ketchum Townsite and only after due consideration of the interests of the owners of property adjacent to the dead end alley including, but not limited to, the provision of fire protection, snow removal and trash collection services to such properties. 5. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in §16.06.050.D.2. 	Conformance N/A
Staff Analysis	<p>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.</p> <p>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.</p> <p>Staff finds Section 16.06.050.E does not apply to the proposed subdivision.</p>	
16.06.050.F Required Easements	<p>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.</p> <ol style="list-style-type: none"> 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

	<p>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.</p> <ol style="list-style-type: none"> 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. 	
<p>Staff Analysis</p>	<p>The property contains several easements and access areas necessary to support existing and proposed development, including roadway maintenance, snow storage, emergency access, and irrigation conveyance infrastructure. The applicant proposes a 15-foot-wide easement along the historically maintained portion of Topaz Street to accommodate roadway maintenance, snow storage, drainage, and emergency access.</p> <p>Pursuant to LDC §16.07.080.A.1.c(2)(A)j, the Preliminary Plat must identify the location and dimensions of all proposed easements. Staff has determined that the proposed fire apparatus, emergency services, and Streets Department turnaround easement must be added to the Preliminary Plat prior to City Council consideration. In addition, easements associated with the proposed relocation of the McCoy and Reinheimer irrigation conveyances shall be reflected on the Final Plat following approval of the final conveyance design.</p> <p>Subject to these conditions, staff finds the proposed subdivision can comply with the easement requirements of Section 16.06.050.F.</p>	
<p>16.06.050.G Sanitary Sewage Disposal Requirements</p>	<ol style="list-style-type: none"> 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 	<p>Conformance YES</p>

	<p>provisions for sewage disposal pursuant to the requirements of the Idaho Department of Health and Welfare and the Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements that it deems necessary to protect public health, safety, and welfare.</p>	
Staff Analysis	<p>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.</p> <p>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.</p> <p>Because the property is served by the existing public sewer system, alternative sewage disposal facilities are neither proposed nor required. Staff finds the proposed subdivision complies with Section 16.06.050.G.</p>	
16.06.050.H Water System Improvements	<ol style="list-style-type: none"> 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. 	<p>Conformance YES</p>
Staff Analysis	<p>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.</p>	

	<p>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.</p> <p>Because the project will connect to and be served by the existing municipal water system, no dead-end private water system or alternative water supply is proposed. Staff finds the proposed subdivision complies with Section 16.06.050.H.</p>	
<p>16.06.050.I Planting Strip Improvements</p>	<ol style="list-style-type: none"> 1. Planting strips shall be required improvements to screen the view of incompatible features for the following: <ol style="list-style-type: none"> 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. 	<p>Conformance N/A</p>
<p>Staff Analysis</p>	<p>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.</p> <p>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.</p> <p>Staff finds the planting strip improvement requirements of Section 16.06.050.I are not applicable to the proposed lot consolidation.</p>	
<p>16.06.050.J Cuts, Fills, and Grading Improvements</p>	<ol style="list-style-type: none"> 1. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, 	<p>Conformance YES</p>

	<p>excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p> <ol style="list-style-type: none"> 2. Areas within a subdivision that are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 3. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion. 4. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. 5. Fills shall be compacted to at least 95 percent of maximum density as determined by AASHO T-99 (American Association of State Highway Officials) and ASTM D698 (American Standard Testing Methods). 6. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. 7. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within 12 feet horizontally of the top and existing or planned cut slope. 8. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet, plus one-fifth of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet; tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet, plus one-fifth of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures. 	
Staff Analysis	<p>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.</p> <p>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.</p>	

	<p>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.</p> <p>Staff finds the proposed lot consolidation and associated development are designed to minimize grading impacts, protect site stability, and provide for restoration of disturbed areas consistent with the requirements and intent of Section 16.06.050.J.</p>		
<p>16.06.050.K Drainage Improvements</p>	<table border="1"> <tr> <td data-bbox="440 611 1289 1081"> <ol style="list-style-type: none"> 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. </td> <td data-bbox="1289 611 1487 1081"> <p>Conformance YES</p> </td> </tr> </table>	<ol style="list-style-type: none"> 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. 	<p>Conformance YES</p>
<ol style="list-style-type: none"> 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. 	<p>Conformance YES</p>		
<p>Staff Analysis</p>	<p>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.</p> <p>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.</p> <p>The proposed development includes an adequate stormwater management system and provides for the safe conveyance of runoff from the site. Staff finds the project is capable of complying with applicable drainage requirements and that the proposed lot consolidation is consistent with the requirements and intent of Section 16.06.050.K.</p> <p>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</p>		

	Director, City Engineer, and Planning Department prior to approval of final construction plans.	
16.06.050.L Utilities	In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone, and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.	Conformance YES
Staff Analysis	<p>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.</p> <p>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.</p> <p>Staff finds that the proposed development will be served by adequate underground utility infrastructure and complies with the requirements of Section 16.06.050.L.</p>	
16.06.050.M Off-Site Improvements	Where the off-site impact of a proposed subdivision is found by the Planning and Zoning Commission or City Council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to Final Plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.	Conformance N/A
Staff Analysis	<p>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.</p> <p>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.</p> <p>Staff finds the proposed lot consolidation will not result in off-site impacts requiring additional public infrastructure improvements.</p>	
16.06.050.N Avalanche and Mountain Overlay	All improvements and subdivisions created pursuant to this chapter shall comply with Avalanche Overlay district and Mountain Overlay district requirements as set forth §16.02.060.D.	Conformance YES
Staff Analysis	The subject property is located within the Mountain Overlay District and is subject to the applicable standards of Section 16.02.070. The proposed lot consolidation is being reviewed concurrently with a Final Mountain Overlay Design Review	

	<p>application, which evaluates the siting of the residence, access, grading, drainage, vegetation disturbance, utility placement, emergency access, and other hillside development considerations required by the Mountain Overlay regulations.</p> <p>As discussed in the accompanying Mountain Overlay Design Review analysis, staff finds the proposed development complies with the applicable requirements of the Mountain Overlay District. The subject property is not located within the Avalanche Overlay District; therefore, Avalanche Overlay standards do not apply.</p> <p>Staff finds the proposed lot consolidation and associated development comply with the requirements of Section 16.06.050.N</p>	
<p>16.06.050.O Natural Feature Preservation</p>	<ol style="list-style-type: none"> 1. Existing natural features that enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision. 2. Preserved natural features shall be located within an easement granted to the City and recorded in the office of the Blaine County Recorder prior to or in conjunction with recordation of the Final Plat. 	<p>Conformance N/A</p>
<p>Staff Analysis</p>	<p>The proposed lot consolidation combines two existing lots into a single parcel and does not alter the location of existing natural features on the property. The associated residential development has been designed to minimize disturbance to existing site features and vegetation to the extent practicable. Existing mature vegetation will be retained where feasible, and disturbed areas will be revegetated in accordance with the approved landscape and restoration plans.</p> <p>The property does not contain identified historic resources, significant rock outcroppings, or other natural features requiring preservation through a dedicated conservation or preservation easement. Existing vegetation will be retained where practicable, and disturbed areas will be revegetated in accordance with the approved landscape plan.</p> <p>Staff finds the proposed lot consolidation is consistent with the requirements and intent of Section 16.06.050.O.</p>	