



City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: May 6, 2024 Staff Member/Dept: Paige Nied, Associate Planner  
Planning and Building Department

Agenda Item: Recommendation to hold a public hearing and approve the Lot 3A, Block 1, Beaver Springs Subdivision Lot Line Shift Application and Adopt the Findings of Fact, Conclusions of Law, and Decision.

**Recommended Motion:**

“I move to approve the Lot 3A, Block 1, Beaver Springs Subdivision Lot Line Shift Application, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision.”

**Reasons for Recommendation:**

- The request meets all applicable standards for Readjustment of Lot Lines (Lot Line Shift) as specified in the Ketchum Municipal Code’s Subdivision (Title 16) regulations.
- Consistent with Ketchum Municipal Code §16.04.020, the proposal meets the definition of Readjustment of Lot Lines because: (1) modifications proposed are to the building envelope within the existing property boundary, (2) proposed Lot 3A complies with all dimensional standards required in the Limited Residential – Two Acre Zone District, and (3) the proposal does not create additional lots or dwelling units.
- All city departments have reviewed the proposal and have no concerns with the proposed lot line shift.

**Policy Analysis and Background:**

The Lot Line Shift Application (File No. P24-018) proposes to modify the building envelope on the subject property located at 113 Sheep Meadow Lane (Lot 3, Block 1, Beaver Springs Subdivision) which is within the city’s Limited Residential – Two Acre (LR-2) Zone District. The lot is developed with an existing single-family residence that was built in 1978. The applicant intends to redevelop the site and has submitted a demolition permit for the existing residence and a building permit and floodplain development permit for the construction of a new single-family residence. The demolition permit was approved on April 11, 2024. The building permit and floodplain development permit are currently under review.

The Beaver Springs Subdivision was platted by Blaine County in 1978 and was annexed into Ketchum city limits on September 17, 1990 (Ordinance #544). Please see Attachment 2 for the original Beaver Springs Subdivision Plat. The subdivision is unique as the building envelopes platted for each lot are circular. Multiple lot line shift applications for modifying the building envelope for lots within the subdivision have been approved by the City Council since its annexation. These prior applications include:

- 2000: Lot 4A
- 2000: Lot 7A

- 2000: Lot 11A
- 2004: Lot 12C
- 2014: Lot 20B
- 2019: Lot 17B

Consistent with Ketchum Municipal Code (KMC) §16.04.020, the proposal meets the definition of Readjustment of Lot Lines because: (1) the modifications proposed are to the building envelope within the existing property boundary, (2) the proposed Lot 3A complies with all dimensional standards required in the Limited Residential – Two Acre (LR-2) Zone District, and (3) the proposal does not create additional lots or dwelling units.

During department review, City staff reviewed the lot line shift application for conformance with Ketchum Municipal Code (KMC) 16.04.030 – *Procedures for subdivision approval* and KMC 16.04.060 – *Readjustment of Lot Lines Procedures*. Please see the draft Findings of Fact in Attachment 3 for the review of all requirements and standards. Where “N/A” is checked, the standard is not applicable as the standard applies to the creation of new subdivisions, new lots, or new infrastructure. As no new development is proposed, no upgrades to existing utility infrastructure are required.

No concerns or issues were raised by other city departments during department review regarding the proposed lot line shift. As conditioned, the proposed Lot 3A, Block 1, Beaver Springs Subdivision final plat meets the standards for Readjustment of Lot Lines under Title 16 of the Ketchum Municipal Code.

**Sustainability Impact:**

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

**Financial Impact:**

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

1. Lot Line Shift Application Materials
2. Beaver Springs Subdivision Plat
3. Lot 3A Final Plat
4. Draft Findings of Fact, Conclusions of Law, and Decision



City of Ketchum

# Attachment 1: Lot Line Shift Application Materials



City of Ketchum  
Planning & Building

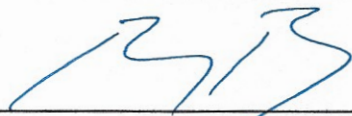
OFFICIAL USE ONLY	
File Number:	P24-018
Date Received:	3/8/24
By:	HLN
Fee Paid:	\$1700
Approved Date:	
Denied Date:	
By:	

## Readjustment of Lot Lines (Lot Line Shift) Application

Submit completed application and documentation to [planningandzoning@ketchumidaho.org](mailto:planningandzoning@ketchumidaho.org) Or hand deliver to Ketchum City Hall, 191 5<sup>th</sup> St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: [www.ketchumidaho.org](http://www.ketchumidaho.org) and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

OWNER INFORMATION	
Owner Name: Stephanie Booth Murray Shafran, Trustee of the Stephanie Booth Murray Living Trust u/t/d May 4th, 2004, and Steven Shafran, a married man as his sole and separate property	
Mailing Address: PO Box 6893, Ketchum, ID 83340	
Phone: 202-870-1020	
Email: steven@theshafkans.com , sb@stephbooth.com	
PROJECT INFORMATION	
Name of Proposed Plat: <b>Lot 3A, Block 1, Beaver Springs Subdivision</b>	
Representative of Owner: Riley Buck, Pioneer Cabin Company	
Phone: 208-720-7930	
Mailing Address: P.O. Box 3488, Ketchum, ID 83340	
Email: riley@pioneercompany.com	
Legal Land Description: Lot 3, Block 1, Beaver Springs Subdivision	
Project Address: 113 Sheep Meadow Lane	
Number of Lots: 1	Number of Units: 0
Total Land Area in Square Feet: 126,880 Sq. Ft. +/-	Current Zoning District: LR-2
Overlay District: <input checked="" type="checkbox"/> Flood <input type="checkbox"/> Mountain <input type="checkbox"/> Avalanche	
Easements to be Dedicated on the Final Plat (Describe Briefly):	
10' Fisherman's Access Easement and a 25' Riparian Setback.	
Existing Easements as shown on the plat of Beaver Springs Subdivision remain as platted.	
ATTACHMENTS NECESSARY TO COMPLETE APPLICATION	
1. A copy of a current lot book guarantee and recorded deed to the subject property;	
2. Title report	
3. PDF version of the final plat.	

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Lot Line Shift Application, in which the City of Ketchum is the prevailing party, to pay reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

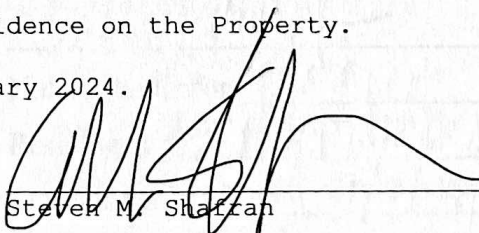
  
Signature of Owner/Representative

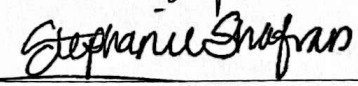
2-29-24  
Date

PROXY

We, Steven M. Shafran and Stephanie Booth Murray Shafran, Trustee of the Stephanie Booth Murray Living Trust, dated May 4, 2004, are co-owners of certain real property in Ketchum located at 113 Sheep Meadow Lane and more particularly described as Lot 3, Block 1 of the Beaver Springs Subdivision ("Property"). We are currently under contract to sell the Property to Sheep Meadow LLC, an Idaho Limited Liability Company. Michael John is the managing member of Sheep Meadow LLC. Sheep Meadow LLC desires to commence application for lot line shift, demolition permit, flood plain development approval and building permit with the City of Ketchum ("City") for construction of a residence on the Property before closing the purchase of the Property. We are agreeable to authorize Sheep Meadow LLC to commence the appropriate City processes and receive City approval for lot line shift, flood plain development approval and issuance of demolition permit and building permit from the City prior to closing. Therefore we hereby appoint Michael John, as managing member of Sheep Meadow LLC, and his Contractor Riley Buck, as our proxy to do all things necessary to apply and obtain a lot line shift, flood plain development approval, demolition permit and a building permit from the City of Ketchum for construction of a residence on the Property and to represent us as co-owners in the application process and otherwise act for us in the same manner and with the same effect as if we personally undertook the application processes described herein for construction of a single family residence on the Property.

DATED this 23 day of February 2024.

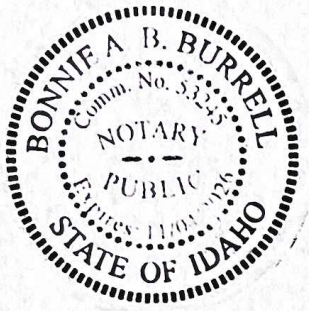
  
\_\_\_\_\_  
Steven M. Shafran

  
\_\_\_\_\_  
Stephanie Booth Murray Shafran, Trustee

STATE OF IDAHO )  
 ) ss.  
County of Blaine )

On this 23 day of February 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Steven M. Shafran, known or identified to me to be the persons whose name are subscribed to the within instrument and acknowledged to me that he executed the same.

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

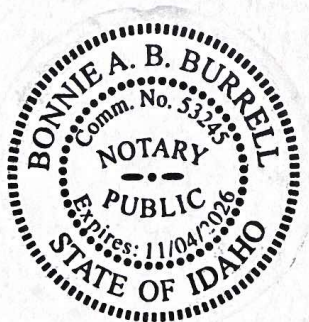


Bonnie A. Burrell  
Notary Public for Idaho  
Residing at 431 Golconda Dr.  
Commission expires: 11/4/26

STATE OF IDAHO )  
 ) ss.  
County of Blaine )

On this 23 day of February 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Stephanie Booth Murray Shafran, identified to me to be the Trustee whose name is subscribed to the within instrument and acknowledged to me that she executed the same as Trustee of the Stephanie Booth Murray Living Trust, dated May 4, 2004 Family Trust.

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



Bonnie A. Burrell  
Notary Public for Idaho  
Residing at 431 Golconda Dr.  
Commission expires: 11/4/26

**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)  
SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

**Issuing Agent:** Blaine County Title, Inc.  
**Issuing Office:** 360 Sun Valley Road, P.O. Box 3176, Ketchum, ID 83340  
**Issuing Office's ALTA® Registry ID:** 1074245  
**Loan ID Number:**  
**Commitment Number:** 2325346  
**Issuing Office File Number:** 2325346  
**Property Address:** 113 Sheep Meadow Lane, Ketchum, ID 83340  
**Revision Number:**

1. **Commitment Date:** January 30, 2024 at 8:00 A.M.

2. **Policy to be issued:**

**Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy - Standard

Proposed Insured: Sheep Meadow, LLC, an Idaho Limited Liability Company

(b) 2021 ALTA® Loan Policy

Proposed Insured:

3. **The estate or interest in the Land at the Commitment Date is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

Stephanie Booth Murray Shafran, Trustee of the Stephanie Booth Murray Living Trust u/t/d May 4th, 2004 and Steven Shafran, a married man as his sole and separate property

5. **The Land is described as follows:**

Lot 3, Block 1 of BEAVER SPRINGS SUBDIVISION, as shown on the official plat thereof, recorded as Instrument No. 181497, Records of Blaine County, Idaho.

**STEWART TITLE GUARANTY COMPANY**

  
Authorized Countersignature

**STATEMENT OF CHARGES**

These charges are due and payable before a policy can be issued  
Owner's Policy:  
Reissue Credit of

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File No. 2325346

ID ALTA Commitment for Title Insurance Schedule A (07-01-2021) SOC

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)  
SCHEDULE B PART I**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Requirements**

File No.: 2325346

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. Warranty Deed from Stephanie Booth Murray Shafran, Trustee of the Stephanie Booth Murray Living Trust u/t/d May 4th, 2004 and Steven Shafran, a married man as his sole and separate property to Sheep Meadow, LLC, an Idaho Limited Liability Company conveying the title to the Land herein described.
  - b.
5. Release of Construction and Permanent Deed of Trust and Fixture Filing to secure an indebtedness in the amount shown below, and any other obligations secured thereby:  
Amount: \$12,500,000.00  
Dated: 03/15/2022  
Grantor: Steven Shafran, a married man as his sole and separate property and Stephanie Booth Murray Shafran, Trustee of the Stephanie Booth Murray Living Trust u/t/d May 4th, 2004  
Trustee: Fidelity National Title Insurance Company  
Beneficiary: First Republic Bank  
Recorded: 03/15/2022, as Instrument No. 692219, records of Blaine County, Idaho
6. The Company must be furnished with a copy of the Agreement, Indenture or Declaration of Trust of the **Stephanie Booth Murray Living Trust u/t/d May 4th, 2004**, together with copies of any amendments, modifications, or revocations. In the event there have been no amendments, modifications, or revocations, the Company will require satisfactory evidence to that effect. At the time the Company is furnished with these items, the Company may make additional requirements or exceptions.
7. The Company requires for its review satisfactory copy of the Operating Agreement and the regulations of the limited liability company, any amendment thereof and satisfactory evidence of authority of the officers, managers, or members to execute the documents for **Sheep Meadow, LLC**.

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File No. 2325346

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)  
SCHEDULE B PART I**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Requirements**

9. Delivery to the Company of the Affidavit as to Debts and Liens. Upon acceptance and review of said Affidavit, title will be subject to such further matters as appear necessary and appropriate following such review.
10. Pursuant to the State of Idaho Insurance Regulations, a cancellation fee is to be charged on all cancelled orders. Unless otherwise advised, orders will be considered cancelled six months after the effective date on the Commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.

If you should decide to change lenders within six months, this commitment can be transferred to avoid a cancellation charge.

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File No. 2325346

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

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# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exceptions

File No.: 2325346

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. 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. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by Public Record.
3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
5. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor, equipment, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
8. Rights of the state or federal government and/or public in and to any portion of the land for right of way (whether or not such rights are shown by recordings of easements and/or maps in the Public Records by the State of Idaho showing the general location of these rights of way).
9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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File No. 2325346

ID ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 1 of 4



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exceptions

10. General taxes for the year 2023, a lien in the amount of \$22,235.98, of which \$11,240.01 is PAID and \$10,995.97 is due on or before June 20, 2024. (Parcel No. RPK04220000030)
11. General taxes for the year 2024 and subsequent years, which are a lien not yet payable.
12. Water and sewer charges of the City of Ketchum.
13. Ketchum rubbish charges billed by Clear Creek Disposal.
14. Levies and Assessments of Beaver Springs Homeowners Association.
15. Restrictions, Covenants and Easements, including the terms and provisions thereof, as disclosed in Warranty Deed recorded May 26, 1977 as [Instrument No. 173866](#), and May 2, 1978 as [Instrument No. 182542](#), and Amended July 26, 1987 as [Instrument No. 285465](#), records of Blaine County, Idaho.
16. Grant of Easement, including the terms and provisions thereof, in favor of the City of Ketchum, recorded April 12, 1978 as [Instrument No. 181971](#) and Corrected as [Instrument No. 353410](#), records of Blaine County, Idaho.
17. Notes, Easements and Restrictions as shown on the plat of Beaver Springs Subdivision, recorded March 29, 1978 as [Instrument No. 181497](#), records of Blaine County, Idaho.
18. Declaration of Restrictions of Beaver Springs Subdivision, including the terms and provisions thereof, recorded April 6, 1978 as [Instrument No. 181805](#) and Amendments recorded as [Instrument No. 278727](#), [515751](#) and [554935](#) records of Blaine County, Idaho.
19. Underground Power Line Easement, including the terms and provisions thereof in favor of Idaho Power Company, recorded June 26, 1980, as [Instrument No. 201024](#), records of Blaine County, Idaho,
20. Underground Power Line Easement, including the terms and provisions thereof, in favor of Idaho Power Company, recorded November 26, 1980 as [Instrument No. 209216](#), records of Blaine County, Idaho.
21. Beaver Springs Annexation Agreement and Agreement for Services, including the terms and provisions thereof, recorded October 15, 1990 as [Instrument No. 324564](#), records of Blaine County, Idaho.
22. Any adverse claim based upon the assertion that
  - a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof;
  - b) The boundary of the land has been affected by a change in the course or water level of a navigable river or lake;
  - c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.
23. Notices of liens if any, in favor of the State Tax Commission, the Department of Labor and Department of Health and Welfare of the State of Idaho filed in the office of the Secretary of State pursuant to Chapter 19, Title 45, Idaho Code. (The Idaho State Tax Commission electronically files liens with the office of the Secretary of State and not with the Blaine County Recorder. Until final review at closing, title may be subject to such further matters as appear necessary and appropriate following such review.)

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ID ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 2 of 4



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)  
SCHEDULE B PART II**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Exceptions**

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ID ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 3 of 4



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)  
SCHEDULE B PART II**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Exceptions**

Item 1 will be removed upon final review at closing, title may be subject to such further matters as appear necessary and appropriate following such review.

Items 2-5 and 7-9 may be removed upon issuance of any ALTA Extended Coverage Policy.

Copies of all recorded documents outlined in this section are available upon request.

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ID ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 4 of 4



**Instrument # 692217**

HAILEY, BLAINE, IDAHO  
03-15-2022 2:58:25 PM No. of Pages: 2  
Recorded for: BLAINE COUNTY TITLE  
STEPHEN MCDOUGALL GRAHAM Fee: \$15.00  
Ex-Officio Recorder Deputy: JB  
Electronically Recorded by Simplifile



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**WARRANTY DEED**

For Value Received

Shannon Cook, Successor Trustee of the Smith Descendants' Trust,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Stephanie Booth Murray Shafran, Trustee of the Stephanie Booth Murray Living Trust u/t/d May 4th, 2004 and Steven Shafran, a married man as his sole and separate property

the Grantee, whose current address is: PO Box 6893, Ketchum, ID 83340

the following described premises, to-wit:

Lot 3, Block 1 of BEAVER SPRINGS SUBDIVISION, as shown on the official plat thereof, recorded as Instrument No. 181497, Records of Blaine County, Idaho.

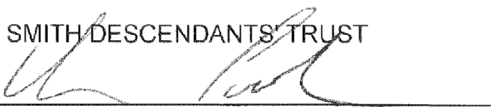
**And as relinquished property in an I.R.C. 1031 Tax Deferred Exchange**

**SUBJECT TO:** Current General Taxes, a lien in the process of assessment, not yet due or payable. Easements, restrictions, reservations, provisions of record, and assessments, if any.

**TO HAVE AND TO HOLD** the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated this 9th day of March, 2022.

THE SMITH DESCENDANTS' TRUST

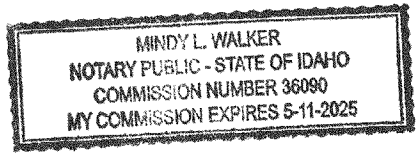
  
\_\_\_\_\_  
Shannon Cook  
Successor Trustee

State of Idaho  
County of Ada

This record was acknowledged before me on 9<sup>th</sup> day of March, 2022, by Shannon Cook, as the Successor Trustee(s) of the Smith Descendants' Trust.

Mindy L. Walker  
Notary Public Boise, Idaho  
My Commission Expires: 5/11/2025

(STAMP)





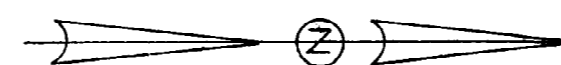
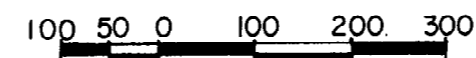
City of Ketchum

# Attachment 2: Beaver Springs Subdivision Plat



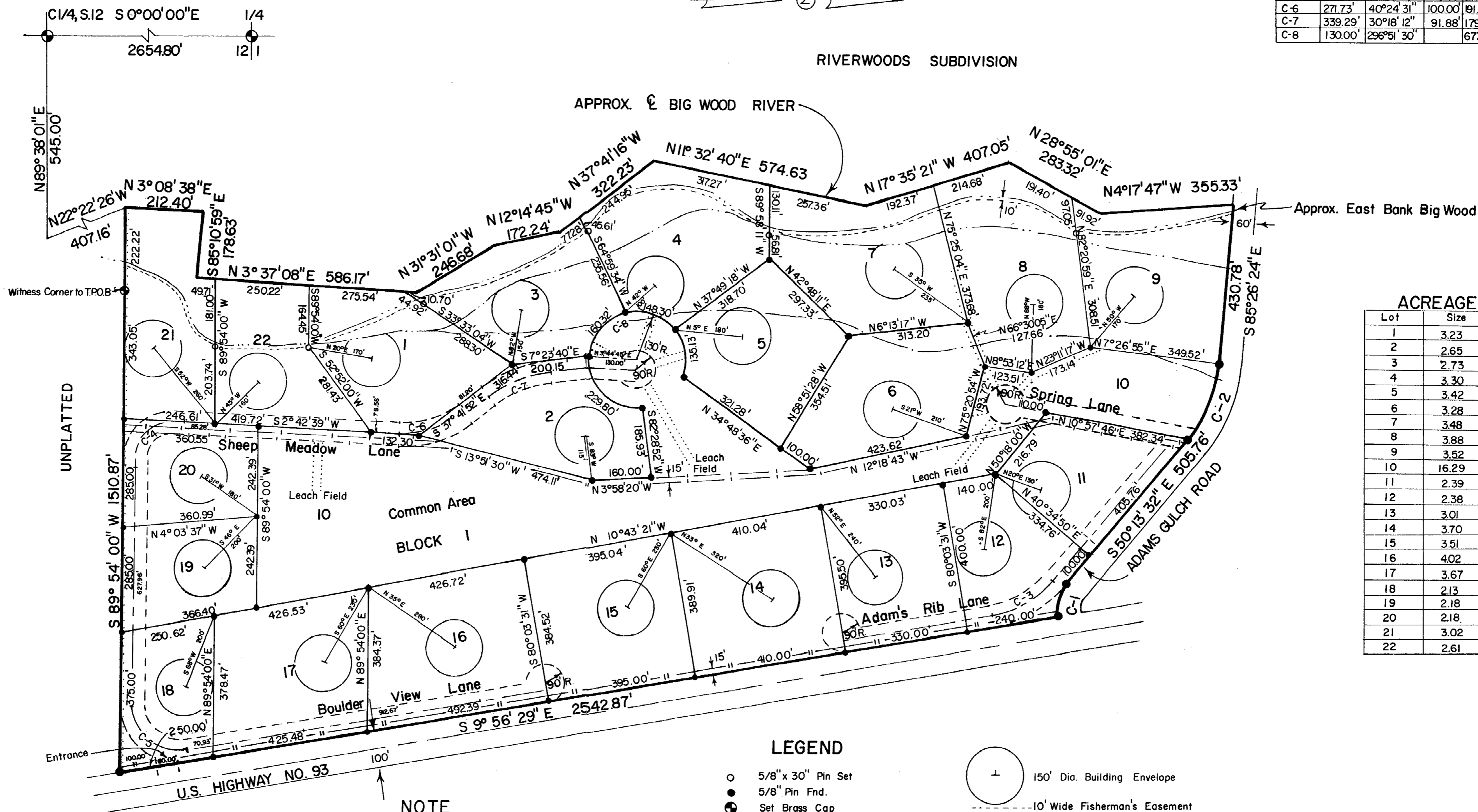
# PLAT SHOWING BEAVER SPRINGS SUBDIVISION

IN SECTIONS 1&12, T.4N., R. 17E, B.M.  
BLAINE COUNTY, IDAHO  
1978



### CURVE DATA

Curve	R	Δ	T	L	Ch. L.	Ch. Bearings
C-1	103.42'	49° 41' 54"	47.90'	89.72'	86.92'	S 75° 04' 29" E
C-2	364.57'	35° 12' 52"	115.70'	224.07'	220.56'	S 67° 49' 58" E
C-3	272.64'	40° 17' 03"	100.00'	191.69'	187.77'	
C-4	125.00'	92° 48' 39"	131.29'	202.48'	181.06'	
C-5	"	99° 50' 29"	148.55'	217.82'	191.29'	
C-6	271.73'	40° 24' 31"	100.00'	191.64'	187.69'	
C-7	339.29'	30° 18' 12"	91.88'	179.45'	177.36'	
C-8	130.00'	236° 51' 30"		673.55'		



### ACREAGE

Lot	Size
1	3.23
2	2.65
3	2.73
4	3.30
5	3.42
6	3.28
7	3.48
8	3.88
9	3.52
10	16.29
11	2.39
12	2.38
13	3.01
14	3.70
15	3.51
16	4.02
17	3.67
18	2.13
19	2.18
20	2.18
21	3.02
22	2.61

### LEGEND

- 5/8" x 30" Pin Set
- 5/8" Pin Fnd.
- ⊙ Set Brass Cap
- ⊙ 1/2" x 24" Pin Set
- ⊙ 1/2" x 24" Pin Set For Witness Corner
- ⊙ 60' Wide Private Roadway & Public Utility Easement
- ⊙ 3' Wide Sportsman Access To Wood River, South Boundary
- ⊙ 20' Wide Roadway & Utility Easement To Lots 4,5,6,7,8,3
- ⊙ I.R.F. Line (Corps of Engineers)
- ⊙ Floodway Limits " " "
- ⊙ 150' Dia. Building Envelope
- ⊙ 10' Wide Fisherman's Easement
- ⊙ 15' " Pedestrian "
- ⊙ 15' " Bicycle "

### NOTE

1. Approx. average ground elev. at center of envelopes on Lots 3,4,7,8 and 10 is certified to be above I.R.F. by the engineer.
2. The 20' & 60' wide private roadway easements shown hereon are also designated pressure sewer line easements to leach fields for Lots 21, 22, 1, 3, 4, 5, 6, 7, 8, & 9.

*Jim W. Koonce*  
Consulting Engineer  
Ketchum, Idaho

CERTIFICATE OF OWNERSHIP

This is to certify that we, the undersigned, are the owners in fee simple of the following described property. A portion of Sections 1 and 12, T. 4 N., R. 17 E., B. M., Blaine County, Idaho, more particularly described as follows:

Commencing at an iron pin marking the Center 1/4 Corner, said Section 12, thence N 89° 38' 01" E 545.00 feet; thence N 22° 22' 26" W 407.16 feet to a point on the centerline of the Big Wood River, which point is also the REAL POINT OF BEGINNING; thence along said centerline of the Big Wood River the following courses and distances; N 3° 08' 38" E 212.40 feet; S 85° 10' 59" E 178.63 feet; N 3° 37' 08" E 586.17 feet; N 31° 31' 01" W 248.68 feet; N 12° 14' 43" W 172.24 feet; N 37° 41' 16" W 322.23 feet; N 11° 32' 40" E 574.63 feet; N 17° 35' 21" W 407.05 feet; N 28° 55' 01" E 283.32 feet; N 4° 17' 47" W 355.33 feet to a point on the Southerly Boundary of the Adam's Gulch Road; thence S 85° 26' 24" E 430.78 feet; thence 224.07 feet around a curve to the right with a radius of 364.57 feet; a central angle of 35° 12' 52", a tangent of 115.70 feet and a long chord of 220.56 feet that bears S 67° 49' 58" E; thence S 50° 13' 32" E 505.76 feet; thence 89.71 feet around a curve to the left with a radius of 103.42 feet; a central angle of 49° 41' 54"; a tangent of 49.90 feet and a long chord of 86.92 feet that bears S 75° 04' 29" E to the Westerly Boundary of U.S. Highway No. 93; thence S 9° 56' 29" E 2542.87 feet; thence S 89° 54' 00" W 1510.87 feet to the place of beginning, containing 80.58 acres. It is the intention of the owners to, and they do hereby, include said land in this plat.

The purchaser and/or owner of this lot or parcel understands and agrees that private road construction, maintenance, and snow removal shall be the obligation of the owner, his successors in interest, or homeowner's association, and that Blaine County is in no way obligated to accept, maintain or improve these roads until the roads are brought up to county standards, dedicated, and accepted by the county, and that each owner shall notify in writing any successor in interest of these facts.

*William H. Otley*  
*John J. Hild*  
*John H. Smith*  
*Bob Graham*

*Paul S. Smith*  
*David J. Ward*  
*London Rosenberg*  
*James M. Davies*  
*Patricia P. Davies*

ACKNOWLEDGEMENT

STATE OF IDAHO ]-ss  
COUNTY OF BLAINE ]

On this 13<sup>th</sup> day of March, 1978, before me, a Notary Public for Idaho, personally appeared the persons who signed above, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same. IN WITNESS WHEREOF I have set my hand and affixed my seal the day and year in this certificate first above written.



*Pamela Bentley*  
Notary Public  
My Commission expires: Lifetime

BLAINE COUNTY PLANNING AND ZONING APPROVAL

The foregoing plat of Beaver Springs Subdivision was approved this 14<sup>th</sup> day of FEB., 1978 by the Blaine County Planning and Zoning Commissioner.

*Alan J. Reynolds*  
Administrator

KETCHUM CITY COUNCIL'S APPROVAL

The foregoing plat of Beaver Springs Subdivision was approved this 6<sup>th</sup> day of February, 1978, by the Ketchum City Council.

*Buty A. Coles*  
City Clerk

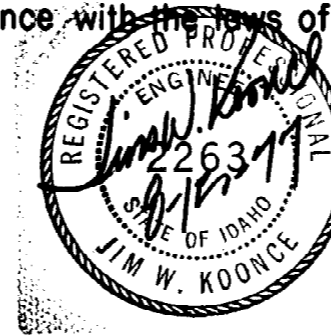
KETCHUM ZONING COMMISSION'S APPROVAL

The foregoing plat of Beaver Springs Subdivision was approved this 23 day of January, 1978, by the Ketchum Planning and Zoning Commission.

*Robert Karbe*  
Chairman

CERTIFICATE OF ENGINEER

This is to certify that I, Jim W. Koonce, am a registered professional engineer in the State of Idaho and that this plat of Beaver Springs Subdivision is a true and accurate map of the land surveyed under my direct supervision and that it is in strict accordance with the laws of the State of Idaho relating to plats and subdivisions.



*Jim W. Koonce*  
Jim W. Koonce

ACKNOWLEDGEMENT

STATE OF IDAHO ]-ss  
COUNTY OF BLAINE ]

On this 13<sup>th</sup> day of March, 1978, before me, a Notary Public for Idaho, personally appeared Jim W. Koonce, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same. IN WITNESS WHEREOF I have hereunto set my hand and affixed my seal the day and year in this certificate first above written.



*Pamela Bentley*  
Notary Public  
My Commission expires: Lifetime

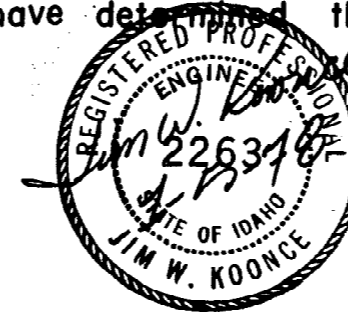
CITY ENGINEERS' APPROVAL

I, Wes Nash, City Engineer in and for the City of Ketchum, Blaine County, Idaho do hereby approve this plat of Beaver Springs Subdivision.

*Wesley K. Nash*  
Wes Nash

COUNTY ENGINEER'S APPROVAL

This is to certify that I, Jim W. Koonce, County Engineer for Blaine County, Idaho, have checked the foregoing plat and have determined that it complies with the laws of the State of Idaho relating thereto.



*Jim W. Koonce*  
County Engineer

SANITARY RESTRICTIONS

COUNTY COMMISSIONER'S APPROVAL

The foregoing plat was approved and accepted by the Board of County Commissioners of Blaine County Idaho on this 14<sup>th</sup> day of March, 1978.

*Ray J. Sisk*  
Chairman

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO ]-ss  
COUNTY OF BLAINE ]

This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho on this 19 day of March, 1978, at 9:00 A. M., and duly recorded in Plat Book 17 at Page 12.

*Marie Mellya*  
Ex-officio Recorder  
by *Hazel Barber*  
Deputy



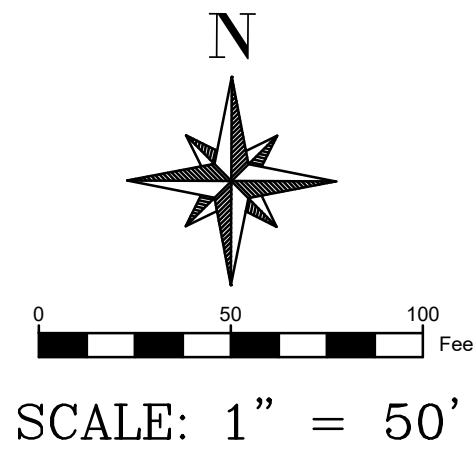
City of Ketchum

# Attachment 3: Lot 3A Final Plat

# A PLAT SHOWING LOT 3A, BLOCK 1, BEAVER SPRINGS SUBDIVISION

WHEREIN THE ORIGINALLY PLATTED BUILDING ENVELOPE IS MODIFIED AS SHOWN HEREON  
LOCATED WITHIN SECTION 12, T.4 N., R. 17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

APRIL 2024



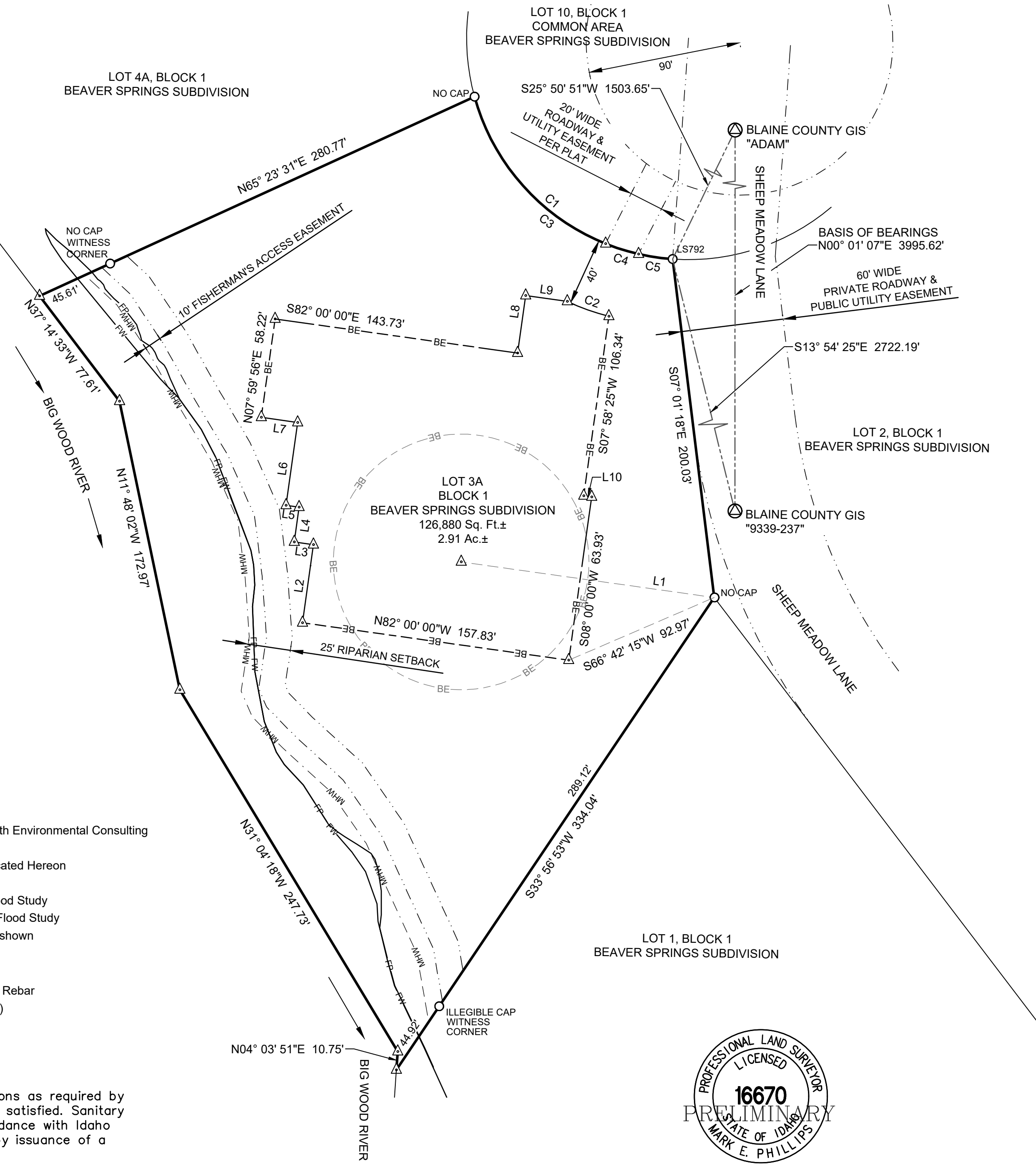
Line Table		
Line #	Length	Direction
L1	150.00	S82° 00' 00"E
L2	46.26	N07° 59' 55"E
L3	11.38	N81° 55' 51"W
L4	20.56	N07° 59' 59"E
L5	7.71	N81° 50' 33"W
L6	49.09	N07° 59' 32"E
L7	21.57	N81° 47' 56"W
L8	34.06	N08° 00' 00"E
L9	24.64	S82° 00' 00"E
L10	4.73	S82° 01' 35"E

### LEGEND

- Property Line
- Adjoinder's Lot Line
- Mean High Water per Sawtooth Environmental Consulting
- Building Envelope
- Original Building Envelope, Vacated Hereon
- Building Envelope Tie Line
- Floodway per FEMA 2010 Flood Study
- Floodplain per FEEMA 2010 Flood Study
- Easement, type and width as shown
- GIS Tie Line
- Found 1/2" Rebar
- Found Aluminum Cap on 5/8" Rebar
- Calculated Point (Nothing Set)

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date \_\_\_\_\_ South Central District Health Dept., EHS



### SURVEY NARRATIVE & NOTES

- The purpose of this survey is to show the monuments found during the boundary retracement of Lot 3, Block 1, Beaver Springs Subdivision, and modify the originally platted building envelope as shown hereon, creating Lot 3A, Beaver Springs Subdivision. The Boundary shown is based on found Lot Corner Monuments, and the plat of Beaver Springs Subdivision, Instrument Number 181497, records of Blaine County Idaho. All found monuments have been accepted.
- The distances shown are measured. Refer to the above referenced documents for the previous record data.
- A Lot Book Guarantee for the subject property has been issued by Stewart Title Guaranty Company, File Number 2325346, with a Commitment Date of January 30, 2024. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said policy. Some of the encumbrances listed are not plottable. Review of the specific documents listed in said policy is required, if further information is desired.
- The 10' Fisherman's Access Easement is hereby dedicated to the public along the eastern bank of the Big Wood River. This easement is based on the Mean High Water Line of the Big Wood River, being a line that may shift over time with the changing flow of the river.
- A 25' Riparian Setback adjacent to and moving with the eastern bank of the Big Wood River. This easement is based on the Mean High Water Line of the Big Wood River, being a line that may shift over time with the changing flow of the river.
- Floodplain: The 1% chance of flood line (FP), as designated on this map is considered reasonable for regulatory purposes. Portions of this property are subject to flood hazard. Flooding may extend beyond the floodway and floodplain boundary lines identified.
- Floodplain and floodway lines, mean high water, and setbacks are subject to change with updated flood studies by FEMA and changes in the course of the river over time. This plat reflects the current conditions, but should not be relied upon as the definitive source of information.
- Being plat note 1 from Beaver Springs Subdivision; Approx. average ground elev. at center of envelopes on Lots 3, 4, 7, 8, and 10 is certified to be above I.R.F. by the engineer.
- Being plat note 2 from Beaver Springs Subdivision; The 20' & 60' wide private roadway easements shown hereon are also designated pressure sewer line easements to leach fields for Lots 21, 22, 1, 3, 4, 5, 6, 7, 8, & 9.
- The current Zoning is Limited Residential - Two Acre (LR-2) District. Refer to the City of Ketchum Zoning Ordinance for specific information about this zone.

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	160.29'	130.00'	70° 38' 37"	92.12'	150.32'	S50° 39' 26"E
C2	25.94'	137.66'	10° 47' 55"	13.01'	25.91'	S70° 15' 32"E
C3	119.79'	130.00'	52° 47' 42"	64.53'	115.59'	S41° 43' 58"E
C4	20.30'	130.00'	8° 56' 57"	10.17'	20.28'	S72° 36' 18"E
C5	20.19'	130.00'	8° 53' 58"	10.12'	20.17'	S81° 31' 45"E



MARK E. PHILLIPS, P.L.S. 16670

LOT 3A, BLOCK 1,  
BEAVER SPRINGS SUBDIVISION  
  
PHILLIPS LAND SURVEYING, PLLC  
HAILEY, IDAHO  
  
1 OF 2  
PROJECT: 2024-10

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described parcel of land:

A Parcel of land located within Section 12, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

LOT 3, BLOCK 1 OF BEAVER SPRINGS SUBDIVISION

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. I do hereby certify that the individual lots described in this plat will be served by individual wells and not by any water system common to one (1) or more of the lots.

It is the intent of the owners to hereby include said land in this plat.

Michael John, Managing Member, Sheep Meadows, LLC

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } COUNTY OF \_\_\_\_\_ } ss

On this \_\_\_\_ day of \_\_\_\_\_, 2024, before me, a Notary Public in and for said State, personally appeared Michael John, known or identified to me to be the manager of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company executed the same.

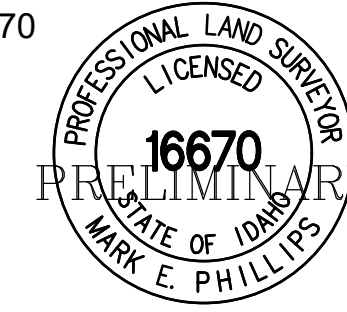
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said State
Residing in \_\_\_\_\_
My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.

Mark E. Phillips, P.L.S. 16670



BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young County Surveyor for Blaine County, Idaho, do hereby certify that I have checked the foregoing Plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating to Plats and Surveys

Sam Young, P.L.S. 11577
Blaine County Surveyor

Date

KETCHUM CITY COUNCIL CERTIFICATE

I, the undersigned, City Clerk, in and for the City of Ketchum, Blaine County, Idaho, do hereby certify that at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2024, this plat was duly accepted and approved.

Trent Donat, City Clerk, City of Ketchum

KETCHUM CITY ENGINEER CERTIFICATE

I, the undersigned, City Engineer, in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this \_\_\_\_ day of \_\_\_\_\_, 2024, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

Robyn Mattison, City Engineer, City of Ketchum

KETCHUM CITY PLANNER CERTIFICATE

I, the undersigned, Planner, in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this \_\_\_\_ day of \_\_\_\_\_, 2024, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

Paige Nied, City Planner, City of Ketchum

BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Blaine County Treasurer

Date

BLAINE COUNTY RECORDER'S CERTIFICATE



City of Ketchum

# Attachment 4: Draft Findings of Fact, Conclusions of Law, and Decision



**CITY OF KETCHUM**

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

IN RE:	)	
	)	
Lot 3A, Block 1, Beaver Springs Subdivision	)	KETCHUM CITY COUNCIL
Lot Line Shift (Readjustment of Lot Lines)	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: May 6, 2024	)	DECISION
	)	
File Number: P24-018	)	

**PROJECT:** Lot 3A, Block 1, Beaver Springs Subdivision

**APPLICATION TYPE:** Lot Line Shift (Readjustment of Lot Lines)

**FILE NUMBER:** P24-018

**OWNER:** Sheep Meadow LLC

**REPRESENTATIVE:** Riley Buck, Pioneer Cabin Company

**REQUEST:** Modify the building envelope on the plat to increase the size of the building envelope.

**LOCATION:** Lot 3, Block 1, Beaver Springs Subdivision (113 Sheep Meadow Lane)

**NOTICE:** A public hearing notice was mailed to all property owners within 300 feet of the project site and political subdivisions on April 17, 2024. The public hearing notice was published in the Idaho Mountain Express on April 17, 2024. The public hearing notice was posted on the city’s website on April 21, 2024.

**ZONING:** Limited Residential – Two Acre (LR-2)

**RECORD OF PROCEEDINGS**

The City of Ketchum received the application for Readjustment of Lot Lines (Lot Line Shift) on March 8, 2024. Consistent with KMC §16.04.060.B, the lot line shift application was transmitted to city departments, including the City Engineer, Fire, Building, Utilities, and Streets departments, for review. The city department comments were provided to the applicant on April 8, 2024. The applicant

submitted revised project plans on April 9, 2024, and April 11, 2024. As of the date of these findings, all comments have been addressed satisfactorily through revisions to the plat or conditions of approval.

The City Council conducted their review of the application during their regular meeting on May 6, 2024, and unanimously approved the Lot Line Shift application.

### BACKGROUND

The Lot Line Shift Application (File No. P24-018) proposes to modify the building envelope on the property located at 113 Sheep Meadow Lane (Lot 3, Block 1, Beaver Springs Subdivision) and within the City’s Limited Residential – Two Acre (LR-2) Zone District. The lot is developed with a single-family residence built in 1978. The applicant intends to redevelop the site and has submitted a demolition permit for the existing residence and a building permit and floodplain development permit for the construction of a new single-family residence. The demolition permit was approved on April 11, 2024. The building permit and floodplain development permit are currently under review.

### FINDINGS OF FACT

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

**Table 1: Findings Regarding Contents of Final Plat**

<b>Findings Regarding Contents of Final Plat and Subdivision Design &amp; Development Requirements</b>			
<b>Compliant</b>			<b>Standards and Council Findings</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K</b> <b>Contents Of Final Plat: The final plat shall be drawn at such a scale and contain such lettering as to enable same to be placed upon sheets of eighteen inch by twenty four inch (18" x 24") Mylar paper with no part of the drawing nearer to the edge than one-half inch (1/2"), and shall be in conformance with the provisions of title 50, chapter 13, Idaho Code. The reverse side of such sheet shall not be used for any portion of the drawing, but may contain written matter as to dedications, certificates, signatures, and other information. The contents of the final plat shall include all items required under title 50, chapter 13, Idaho Code, and also shall include the following:</b>
			<b>Council Findings</b> <i>The final plat mylar paper shall be prepared following Ketchum City Council review and approval of the lot line shift application and shall meet these standards.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.1</b> <b>Point of beginning of subdivision description tied to at least two (2) governmental survey corners, or in lieu of government survey corners, to monuments recognized by the city engineer.</b>
			<b>Council Findings</b> <i>Sheet 1 of the final plat shows that the point of beginning of the subdivision is tied to two survey corners. This standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.2</b> <b>Location and description of monuments.</b>
			<b>Council Findings</b> <i>Sheet 1 of the final plat provides the location and description of monuments. This standard has been met.</i>



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.3</b>	<b>Tract boundary lines, property lines, lot lines, street right of way lines and centerlines, other rights of way and easement lines, building envelopes as required on the preliminary plat, lot area of each lot, boundaries of floodplain and floodway and avalanche district, all with bearings, accurate dimensions in feet and decimals, in degrees and minutes and radii, arcs, central angles, tangents and chord lengths of all curves to the above accuracy.</b>
			<b>Council Findings</b>	<p><i>The final plat indicates property lines and the centerline of Sheep Meadow Lane. The plat also indicates the existing private driveway, private roadway, public utility, and fisherman’s access easements. The private driveway easement does not align with the location of the new driveway on the building permit redevelopment plans for the site. Therefore, condition of approval #3 is required to submit an HOA approval letter for the relocation of the driveway easement and to revise the plat to indicate the new location of the driveway easement.</i></p> <p><i>Additionally, the plat indicates the boundary of the floodplain and the riparian setback from the Big Wood River. Plat note #5 pertains to the riparian setback. However, the Ketchum Municipal Code (KMC) refers to the riparian setback as a scenic easement. Condition of approval #4 is required to revise plat note #5 to align more closely with the requirements of the KMC prior to obtaining signatures on the final plat.</i></p> <p><i>The subject property does not contain avalanche hazard area.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.4</b>	<b>Names and locations of all adjoining subdivisions.</b>
			<b>Council Findings</b>	<i>The final plat indicates the adjacent lots within the Beaver Springs Subdivision to the north and south and the adjacent lot to the west within the Riverwoods Subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.5</b>	<b>Name and right of way width of each street and other public rights of way.</b>
			<b>Council Findings</b>	<i>This standard has been met. The final plat indicates the 50-foot width of the Warm Springs Road right-of-way and the 50-foot-width of the River Run Drive right-of-way.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.6</b>	<b>Location, dimension and purpose of all easements, public or private.</b>
			<b>Council Findings</b>	<p><i>The final plat identifies the following existing 20-foot-wide private driveway and utility easement and 60-foot-wide private roadway and utility easements recorded as Instrument No. 181497 and the 10-foot-wide fisherman’s access easement recorded as Instrument No. 353410.</i></p> <p><i>The private driveway easement does not align with the location of the new driveway on the building permit redevelopment plans for the site. Therefore, condition of approval #3 is required to submit an HOA approval letter for the relocation of the driveway easement and to revise the plat to indicate the new location of the driveway easement.</i></p>

				<i>The plat includes a 25-foot riparian setback. However, the KMC refers to the riparian setback as a scenic easement. Condition of approval #4 is required to revise plat note #5 to include language that refers to a 25-foot scenic easement and riparian setback.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030.K.7</b>	<b>The blocks numbered consecutively throughout each block.</b>
			<b>Council Findings</b>	<i>This standard is not applicable as new blocks are being created. The project proposes to modify the building envelope on the plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.8</b>	<b>The outline of any property, other than a street, alley or easement, which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Ketchum for Public Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.</b>
			<b>Council Findings</b>	<i>A 10-foot-wide fisherman's access easement is granted to the public on the plat. Plat note #4 indicates that the fisherman's access easement is dedicated to the public along the eastern bank of the Big Wood River.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.9</b>	<b>The title, which shall include the name of the subdivision, the name of the city, if appropriate, county and state, and the location and description of the subdivision referenced to section, township, range.</b>
			<b>Council Findings</b>	<i>As shown on Sheet 1 of the final plat, this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.10</b>	<b>Scale, north arrow and date.</b>
				<i>As shown on Sheet 1 of the final plat, this standard has been met.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.11</b>	<b>Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision</b>
			<b>Council Findings</b>	<i>This standard has been met. Sheet 1 of the plat shows the existing 20-foot-wide private driveway and the 60-foot-wide Sheep Meadow Lane private roadway.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030.K.12</b>	<b>A provision in the owner's certificate referencing the county recorder's instrument number where the condominium declaration(s) and/or articles of incorporation of homeowners' association governing the subdivision are recorded.</b>
			<b>Council Findings</b>	<i>This standard is not applicable as the subject property is within an existing subdivision.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.13</b>	<b>Certificate by registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat.</b>
			<b>Council Findings</b>	<i>Sheet 2 of the final plat provides the certificate from the licensed Professional Land Surveyor certifying the accuracy of the plat survey.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.14</b>	<b>A current title report of all property contained within the plat.</b>
			<b>Council Findings</b>	<i>This standard has been met. A title report for the property was submitted by Stewart Title Guarantee Company dated January 30, 2024, and a warranty deed submitted by Blaine County Title dated March 9, 2022.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.15</b>	<b>Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.</b>

			<b>Council Findings</b>	<i>Sheet 2 of the final plat provides the certification of owners of record with regard to the subject property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.16</b>	<b>Certification and signature of engineer (surveyor) verifying that the subdivision and design standards meet all city requirements.</b>
			<b>Council Findings</b>	<i>Sheet 2 of the final plat provides the certification of the surveyor verifying the subdivision and design standards meet all city requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.17</b>	<b>Certification and signature of the city engineer verifying that the subdivision and design standards meet all city requirements.</b>
			<b>Council Findings</b>	<i>Sheet 2 of the final plat provides the certification of the City Engineer verifying that the subdivision and design standards meet all city requirements.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.K.18</b>	<b>Certification and signature of the city clerk of the city of Ketchum verifying that the subdivision has been approved by the council.</b>
			<b>Council Findings</b>	<i>The signature block page on sheet 2 of the plat provides the certification of the City Clerk verifying that the subdivision has been approved by the City Council.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.030.K.19</b>	<b>Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare.</b>
			<b>Council Findings</b>	<i>This standard is not applicable because no additional restrictions are necessary to provide for the public health, safety, and welfare.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.030.L</b>	<b>Final Plat Copies: Both a hard copy and a digital copy of the final plat shall be filed with the administrator prior to being placed upon the Council's agenda. A digital copy of the final plat as approved by the council and signed by the city clerk shall be filed with the administrator and retained by the city. The Applicant shall also provide the city with a digital copy of the recorded document with its assigned legal instrument number.</b>
			<b>Council Findings</b>	<i>This standard has been met.</i>

**Table 2: Findings Regarding Compliance With Subdivision Development & Design Standards**

<b>Subdivision Development &amp; Design Standards (Ketchum Municipal Code §16.04.040)</b>				
<b>Compliant</b>			<b>City Code</b>	<b>City Standards</b>
<b>Yes</b>	<b>No</b>	<b>N/A</b>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.A</b>	<b>Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.</b>

			<b>Findings</b>	<i>This standard is not applicable as the project proposes to modify the building envelope on the plat. No additional improvements are proposed or required for the lot line shift.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.B</b>	<b>Improvement Plans:</b> Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
			<b>Findings</b>	<i>This standard is not applicable as the project proposes to modify the building envelope on the plat. No additional improvements are proposed or required for the lot line shift.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.C</b>	<b>Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</b>
			<b>Findings</b>	<i>This standard is not applicable as the project proposes to modify the building envelope on the plat. No additional improvements are proposed or required for the lot line shift.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.D</b>	<b>As Built Drawing:</b> Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city

				<p>clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.</p>
			<b>Findings</b>	<p><i>This standard is not applicable as the project proposes to modify the building envelope on the plat. No additional improvements are proposed or required for the lot line shift.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.E</b>	<p><b>Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:</b></p> <ol style="list-style-type: none"> <li><b>1. All angle points in the exterior boundary of the plat.</b></li> <li><b>2. All street intersections, points within and adjacent to the final plat.</b></li> <li><b>3. All street corner lines ending at boundary line of final plat.</b></li> <li><b>4. All angle points and points of curves on all streets.</b></li> <li><b>5. The point of beginning of the subdivision plat description.</b></li> </ol>
			<b>Findings</b>	<p><i>The applicant shall meet the required monumentation standards prior to recordation of the final plat.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.F</b>	<p><b>Lot Requirements:</b></p> <ol style="list-style-type: none"> <li><b>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.</b></li> <li><b>2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following:</b> <ol style="list-style-type: none"> <li><b>a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope,</b></li> </ol> </li> </ol>

			<p>and mountain overlay design review standards and all other city requirements are met.</p> <p>b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.</p> <p>3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts.</p> <p>6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.</p>
			<p><b>Findings</b></p> <p><i>Standard #1 has been met. Proposed Lot 3A complies with the dimensional standards for lots within the Limited Residential – Two Acre (LR-2) Zone District. Standards #2-6 are not applicable.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16.04.040.G</b></p> <p><b>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</b></p> <ol style="list-style-type: none"> <li>1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots.</li> <li>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</li> <li>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.</li> <li>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</li> </ol>
			<p><b>Findings</b></p> <p><i>This standard is not applicable as this lot line shift does not create a new block.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16.04.040.H</b></p> <p><b>Street Improvement Requirements:</b></p> <ol style="list-style-type: none"> <li>1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;</li> </ol>

			<p><b>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</b></p> <p><b>3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features;</b></p> <p><b>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</b></p> <p><b>5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;</b></p> <p><b>6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;</b></p> <p><b>7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended;</b></p> <p><b>8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;</b></p> <p><b>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</b></p> <p><b>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</b></p> <p><b>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</b></p>
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			<p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.</p>
		<b>Findings</b>	<i>This standard is not applicable as the adjustment proposed with this lot line shift does not create a new street, private road, or bridge.</i>



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.I</b>	<p><b>Alley Improvement Requirements:</b> Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.</p>
			<b>Findings</b>	<i>This standard is not applicable as the project proposes to modify the building envelope on the plat. No additional improvements are proposed or required for the lot line shift. Alleys are not required in residential neighborhoods.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>16.04.040.J</b>	<p><b>Required Easements:</b> Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands.</p> <p><b>1.</b> A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.</p> <p><b>2.</b> Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse.</p> <p><b>3.</b> All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision.</p> <p><b>4.</b> All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p> <p><b>5.</b> 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</p>

				<p>company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans.</p> <p><b>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.</b></p>
			<b>Findings</b>	<p><i>The lot line shift application proposes to modify the building envelope on the plat. The plat identifies the following existing 20-foot-wide driveway and utility easement and 60-foot-wide private roadway and utility easements recorded as Instrument No. 181497 and the 10-foot-wide fisherman’s access easement recorded as Instrument No. 353410.</i></p> <p><i>The private driveway easement does not align with the location of the new driveway on the building permit redevelopment plans for the site. Therefore, condition of approval #3 is required to submit an HOA approval letter for the relocation of the driveway easement and to revise the plat to indicate the new location of the driveway easement.</i></p> <p><i>The plat includes a 25-foot riparian setback. However, the KMC refers to the riparian setback as a scenic easement. Condition of approval #4 is required to revise plat note #5 to include language that refers to a 25-foot scenic easement and riparian setback.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.K</b>	<p><b>Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</b></p>
			<b>Findings</b>	<p><i>This standard is not applicable as no new subdivision is being created. Sewer system improvements are not required for this lot line shift.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.L</b>	<p><b>Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city</b></p>

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

			<p><b>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</b></p> <p><b>4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</b></p> <p><b>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</b></p> <p><b>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</b></p> <ul style="list-style-type: none"> <li><b>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</b></li> <li><b>b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods).</b></li> <li><b>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</b></li> <li><b>d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope.</b></li> <li><b>e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.</b></li> </ul>
			<p><b>Findings</b></p> <p><i>This standard is not applicable as no new subdivision is being created. No grading improvements are proposed or required.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16.04.040.O</b></p> <p><b>Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision</b></p>

				<p>and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.</p>
			<b>Findings</b>	<i>This standard is not applicable as no new subdivision is being created. No changes are proposed or required to the drainage of the existing lots.</i>
			<b>16.04.040.P</b>	<p><b>Utilities:</b> In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate 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.</p>
			<b>Findings</b>	<i>This standard is not applicable as no new subdivision is being created. No utility improvements are proposed or required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.Q</b>	<p><b>Off Site Improvements:</b> Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.</p>
			<b>Findings</b>	<i>This standard is not applicable as no off-site improvements are required or proposed with this lot line shift.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.R</b>	<p><b>Avalanche And Mountain Overlay:</b> All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.</p>
			<b>Findings</b>	<i>This standard is not applicable as the subject property is not located within the Avalanche Zone or Mountain Overlay.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.S</b>	<p><b>Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.</b></p>
			<b>Findings</b>	<i>This standard is not applicable as no changes to existing features on the property is proposed.</i>

### CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum City Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which city ordinances govern the applicant’s application.
2. The Ketchum City Council has authority to hear the applicant’s Lot Line Shift Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The City of Ketchum Planning Department provided adequate notice for the review of this application.
4. The Lot Line Shift (Readjustment of Lot Lines) application is governed under Sections 16.04.010, 16.04.020, 16.04.030, 16.04.040, and 16.04.060 of Ketchum Municipal Code Chapter 16.04.
5. As conditioned, the proposed Lot Line Shift meets the standards for approval under Title 16 of Ketchum Municipal Code.

### DECISION

**THEREFORE**, the Ketchum City Council **approves** the Lot 3A, Block 1, Beaver Springs Subdivision Lot Line Shift Application File No. P24-018 this Monday, May 6, 2024, subject to the following conditions:

### CONDITIONS OF APPROVAL

1. The final plat shall be recorded with the Blaine County Clerk and Recorder’s Office within one year of approval by the Ketchum City Council.
2. Upon recording of the final plat with the Blaine County Clerk and Recorder’s Office, the applicant shall provide a copy of the recorded final plat to the Planning and Building Department.
3. Prior to obtaining signatures on the final plat, the applicant shall submit to the City an HOA approval letter for the driveway easement relocation and the plat shall be revised to indicate the new location of the driveway easement.
4. Prior to obtaining signatures on the final plat, plat note #5 shall be revised to state, “A 25’ scenic easement and riparian setback adjacent to and moving with the eastern bank of the Big Wood River. This easement is based on the mean high water line of the Big Wood River, being a line that may shift over time with the changing flow of the river.”

Findings of Fact **adopted** this 6<sup>th</sup> day of May 2024.

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Neil Bradshaw, Mayor  
City of Ketchum