



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	September 15, 2025	Staff Member/Dept:	Allison Kennedy, Senior Planner Planning and Building Department
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Agenda Item:	Recommendation to hold a public hearing on a Lot Line Shift Application for the Bigwood Condominium No. III Garages and Adopt the Findings of Fact, Conclusions of Law, and Decision.
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Recommended Motion:

"I move to approve the Bigwood Condominium No. III Garages Lot Line Shift Application and adopt the Findings of Fact, Conclusions of Law, and Decision."
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Reasons for Recommendation:

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| <ul style="list-style-type: none">• The request meets all applicable standards for Readjustment of Lot Lines as specified in the Ketchum Municipal Code's Subdivision (Title 16) regulations. |
| <ul style="list-style-type: none">• Consistent with Ketchum Municipal Code §16.04.020, the proposal meets the definition of Readjustment of Lot Lines because: (1) changes are proposed to the existing platted property boundaries, (2) the amended Bigwood Condos 3 Common Area complies with all dimensional standards required in the Tourist Zone District, and (3) the proposal does not create additional lots or dwelling units. |
| <ul style="list-style-type: none">• All city departments have reviewed the proposal and have no concerns with the proposed lot line shift. |

Policy Analysis and Background:

Application:

The Lot Line Shift Application (File No. P25-013) proposes to amend the Big Wood Condominiums No.3 (Instrument No. 152364) plat by adding building envelopes for 10 garage and 2 carport structures to the Bigwood Condominiums No. 3 Plat Limited Common area.

Background:

The applicants received design review approval on June 13, 2023 for additional garage and carports. However, after receiving approval, there were multiple minor changes to the June 13, 2024 application that received administrative design review approval. The changes included not net increase in the total square footage of the building envelopes but requested to convert approved carports to garages for Buildings D and E and the complete omission of the structure for Building F. The most recent administrative design review application was approved on May 23, 2025 and the *Big Wood Condominium No. 3, Amended* final plat dated February 2025 is updated to match this most recent design review approval.

Analysis

Ketchum Municipal Code (KMC) §16.04.020, definition of Readjustment of Lot Lines:

A change or modification of the boundary lines between existing lots or parcels of land or between dwelling units which does not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements and which does not create additional lots or dwelling units. "Readjustment of lot lines" includes other minor changes to a subdivision, condominium, or townhouse plat such as, but not limited to, notation changes and boundary shifts, each of which do not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements nor consolidate or create additional lots or dwelling units.

The application complies with the definition of Readjustment of Lot Lines because:

- 1) The modification does not reduce the setbacks to below the minimum Tourist District zoning requirement of 15' front, 10' side, 15' rear. Proposed rear and side setbacks are based on the height of the structure, the greater of 1' for every 3' in building height, at least 10' (side) or 15' (rear). The proposed structure's height is 19' so the minimum side and rear setback would be required.

The structures are shown with the following setbacks:

- Front ~ 20' setback garage/carport unit D1 to Saddle Road
- Side: ~ 40' setback on Spur Lane garage/carport unit F3
- Rear: +150' unit D9.

- 2) Structures are not dwelling units

- 3) Modifications proposed are a minor change to a condominium plat and is within the existing parcel of land.

During Department Review, City staff reviewed the lot line shift application for conformance with Ketchum Municipal Code (KMC) Title 17.08-17.18, 16.04.020- *Definitions*, 16.04.030 – *Procedure for subdivision approval*, KMC 16.04.060 – *Readjustment of Lot Lines Procedures*, 16.04.070 *Condominiums*. 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 or right-of-way improvements are required; however, utility easements are granted in plat note 9 for extensions within the plated parcel.

No concerns or issues were raised by other city departments during Department Review regarding the proposed lot line shift. As conditioned, the 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.

Attachments:

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



City of Ketchum
Planning & Building

OFFICIAL USE ONLY
File Number: P25-013
Date Received: 4/18/25
By: GB
Fee Paid: \$2,200
Approved Date:
Denied Date:
By:

Readjustment of Lot Lines (Lot Line Shift) Application

Submit completed application and documentation to planningandzoning@ketchumidaho.org Or hand deliver to Ketchum City Hall, 191 5th 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 and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

OWNER INFORMATION	
Owner Name:	THE BIGWOOD CONDOMINIUMS NO. 3 ASSOCIATION, INC.
Mailing Address:	PO BOX 1294, KETCHUM, ID 83340
Phone:	(763) 285-9280 - JUR STROBOS
Email:	jurstrobos@me.com
PROJECT INFORMATION	
Name of Proposed Plat:	THE BIGWOOD CONDOMINIUMS NO.3 AMENDED
Representative of Owner:	BRUCE SMITH, PLS ALPINE ENTERPRISES INC.
Phone:	(208) 727-1988
Mailing Address:	PO BOX 2037, KETCHUM, ID 83340
Email:	bsmith@alpineenterprisesinc.com
Legal Land Description:	THE BIGWOOD CONDOMINIUMS NO. 3
Project Address:	127 SADDLE ROAD
Number of Lots: 1 CONDO LOT	Number of Units: 27 CONDO UNITS
Total Land Area in Square Feet: 114,450 Sq. Ft. - 2.63 Ac.	Current Zoning District: TOURIST DISTRICT (T)
Overlay District: ☐ Flood ☐ Mountain ☐ Avalanche	NONE
Easements to be Dedicated on the Final Plat (Describe Briefly):	
THE PROPOSED ADDITION OF LIMITED COMMON AREAS FOR GARAGES AND CARPORTS. 2 STRUCTURES IN TOTAL.	
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 Representative
Bruce Smith, PLS 7048 - Alpine Enterprises In.

02/12/2025

Date

CORPORATION WARRANTY DEED

FOR VALUE RECEIVED,

SPRENGER LAND INVESTMENT, INC., A Corporation

a corporation duly organized and existing under the laws of the State of Idaho, grantor, does hereby
Grant, Bargain, Sell and Convey unto BIGWOOD DEVELOPMENT COMPANY, a partnership
consisting of ROBERT L. KRESS and CRAIG H. NEILSEN, partners

grantee, the following described real estate, situated in Blaine County, Idaho, to-wit:

See attached Exhibit A

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its Vice President and its ~~Secretary~~ Treasurer

Dated: June 22, 1973

By

Robert L. Kress
Vice President.

ATTEST

Ralph W. Thomas
Treasurer ~~Secretary~~

STATE OF IDAHO.

County of Blaine } ss.

On this 22nd day of June, 19 73, before me, a Notary public in and for said State, personally appeared Robert L. Kress and Ralph W. Thomas, known to me to be the Vice President and Treasurer of the corporation that executed this instrument or the persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

[Signature]
Notary Public for the State of Idaho,
Residing at _____, Idaho.

STATE OF IDAHO.

County of Blaine } ss.

I hereby certify that this instrument was filed for record at the request of Robert L. Kress at 20 minutes past 3:00 o'clock P. m., this 25 day of June, 19 73, in my office, and duly recorded in Book of Deeds at Page

Marie L. L...
Ex-Officio Recorder.

By

Fees \$3.00

Mail to:

[Signature]
Deputy.

INSTRUMENT NO. 147896

EXHIBIT A

A parcel of land located in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 7, Township 4 North, Range 18 East, Boise Meridian, Blaine County, Idaho, and more particularly described as follows:

Commencing at the Southwest Corner of said Section 7; thence

North 13° 01' 23" East, 1753.67 feet to the true point of beginning; thence

North 45° 00' 00" East, 50.30 feet; thence

North 30° 00' 00" West, 95.02 feet to the southerly boundary of Saddle Road; thence

192.70 feet along a curve to the right with a central angle of 3° 37' 17", a radius of 3048.86 feet and a long chord of 192.67 feet that bears North 86° 43' 10" East, along the southerly boundary of Saddle Road; thence

North 88° 32' 12" East, 239.37 feet; thence

39.13 feet along a curve to the right with a central angle of 90° 31' 21", a radius of 24.77 feet, and a long chord of 35.19 feet that bears South 46° 11' 50" East; thence

South 0° 56' 27" East, 24.92 feet along the westerly boundary of Spur Lane; thence

272.28 feet along a curve to the right with a central angle of 34° 59' 55", a radius of 445.75 feet and a long chord of 268.07 feet that bears South 16° 33' 33" West, along the westerly boundary of Spur Lane; thence

South 34° 03' 28" West, 90.00 feet along the westerly boundary of Spur Lane; thence

88.78 feet along a curve to the left with a central angle of 13° 15' 51", a radius of 383.50 feet and a long chord of 88.58 feet that bears South 27° 26' 06" West, along the westerly boundary of Spur Lane; thence

North 15° 25' 26" West, 31.55 feet; thence

North 15° 35' 37" West, 172.05 feet; thence

North 67° 47' 57" West, 178.01 feet; thence

North 43° 45' 12" West, 84.51 feet to the true point of beginning.



CLTA GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY
A CORPORATION, HEREIN CALLED THE COMPANY

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

GUARANTEES

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

Dated: February 5, 2024

Signed under seal for the Company, but this endorsement is to be valid only when it bears an authorized countersignature.

Countersigned by:

Authorized Countersignature

TitleOne
Company Name

271 1st Ave North
PO Box 2365
Ketchum, ID 83340

City, State



Frederick H. Eppinger
President and CEO

David Hisey
Secretary

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the company for further information as to the availability and cost.

GUARANTEE CONDITIONS AND STIPULATIONS

1. **Definition of Terms** - The following terms when used in the Guarantee mean:
 - (a) "the Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
 - (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
 - (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
 - (e) "date": the effective date.
2. **Exclusions from Coverage of this Guarantee** - The Company assumes no liability for loss or damage by reason of the following:
 - (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
 - (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water; whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
 - (c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
 - (d) (1) Defects, liens, encumbrances or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances.
(2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.
3. **Notice of Claim to be Given by Assured Claimant** - An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.
4. **No Duty to Defend or Prosecute** - The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.
5. **Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate** - Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:
 - (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
 - (b) If the Company elects to exercise its options as stated in Paragraph 5(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
 - (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
 - (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.
6. **Proof of Loss or Damage** - In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such Assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by an authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.
7. **Options to Pay or Otherwise Settle Claims: Termination of Liability** - In case of a claim under this Guarantee, the Company shall have the following additional options:
 - (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

GUARANTEE CONDITIONS AND STIPULATIONS

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price. Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company of cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

- 8. Determination and Extent of Liability** - This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

9. Limitation of Liability

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

- 10. Reduction of Liability or Termination of Liability** - All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

11. Payment Loss

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

- 12. Subrogation Upon Payment or Settlement** - Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

- 13. Arbitration** - Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to This Guarantee; Guarantee Entire Contract

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

- 15. Notices, Where Sent** - All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at P. O. Box 2029, Houston, TX 77252-2029.

LOT BOOK GUARANTEE
Issued By
Stewart Title Guaranty Company

SCHEDULE A

File No. 24494194
State: ID
County: Blaine

<u>Guarantee No.</u>	<u>Liability</u>	<u>Date of Guarantee</u>	<u>Fee</u>
G-2222-000090312	\$1,000.00	February 5, 2024 at 7:30 a.m.	\$140.00

Name of Assured:
Alpine Engineering

The assurances referred to on the face page hereof are:

1. That, according to the Company's property records relative to the following described land (but without examination of those Company records maintained and indexed by name):

Common Area as shown on the Condominium Map for BIGWOOD CONDOMINIUMS NO. 3, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 152364, records of Blaine County, Idaho, and as defined and described in that Condominium Declaration for THE BIGWOOD CONDOMINIUM NO. 3, recorded as Instrument No. 153422, records of Blaine County, Idaho.

2. The last recorded instrument purporting to transfer title to said land is:

Ownership of Common Area is outlined in the Condominium Declaration with each Owner of Record owning a percentage of the overall common area. Each Unit Owner automatically has interest in Common Area upon recordation of a deed to a Unit Condominium. No deed exists specifically for the Common Area.

3. There are no mortgages or deeds of trust which purport to affect title to said land, other than those shown below under Exceptions.
4. There are no (homesteads, agreements to convey, attachments, notices of non-responsibility, notices of completion, tax deeds) which purport to affect title to said land, other than shown below under Exceptions.
5. No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.
6. No guarantee is made regarding any liens, claims of liens, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same as said address.

EXCEPTIONS:

1. NOTE: According to the available records, the purported address of the land referenced herein is:

TBD None at this time, Ketchum, ID 83340

2. Taxes for the year 2023 are exempt.

Parcel Number: [RPK07250000000](#)

Original Amount: \$0.00

3. The land described herein is located within the boundaries of the City of Ketchum and is subject to any assessments levied thereby.
4. Liens, levies, and assessments of the Bigwood Condominium No. 3 Association, Inc.
5. Easements, reservations, restrictions, and dedications as shown on the official plat of [Bigwood Condominiums No. 3](#).

6. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

7. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: April 24, 1974

Instrument No.: [154031](#), records of Blaine County, Idaho.

8. Terms, provisions, covenants, conditions, restrictions and easements provided in a Condominium Declaration but omitting any covenants, conditions or restrictions, if any, to the extent that such violates 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: March 13, 1974

Instrument No.: [153422](#), records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.

Recorded: March 24, 1995

Instrument No.: [376764](#), records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.

Recorded: February 15, 2000

Instrument No.: [436477](#), records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.

Recorded: February 15, 2000

Instrument No.: [436478](#), records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.

Recorded: May 30, 2003

Instrument No.: [484786](#), records of Blaine County, Idaho.

Amendment to Bylaws of Bigwood Condominiums No. 3, Inc.

Recorded: July 21, 2009

Instrument No.: [569468](#), records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.

Recorded: December 15, 2020

Instrument No.: [676965](#), records of Blaine County, Idaho.

Amendments, supplements, annexations or modifications of said Condominium Declaration.

Recorded: December 29, 2023

Instrument No.: [704114](#), records of Blaine County, ID.

9. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.

Granted to: Idaho Power Company

Purpose: Public Utilities

Recorded: November 2, 2015

Instrument No.: [630842](#), records of Blaine County, Idaho.

Sun Valley Title

By:

A handwritten signature in black ink, appearing to be 'NB' or similar initials, written in a stylized, cursive manner.

Nick Busdon, Authorized Signatory

JUDGMENT AND TAX LIEN GUARANTEE

Issued By
Stewart Title Guaranty Company

SCHEDULE A

Amount of Liability: \$1,000.00

Fee Amount: \$0.00

Guarantee No.: G-2222-000090312

Name of Assured: Alpine Engineering

Date of Guarantee: February 5, 2024

That, according to the indices of the County Recorder of Blaine County, State of ID, for a period of 10 years immediately prior to the date hereof, there are no

- * Federal Tax Liens
- * Abstracts of Judgment, or
- * Certificates of State Tax Liens

filed, or recorded against the herein named parties, other than those for which a release appears in said indices and other than those shown under Exceptions.

The parties referred to in this guarantee are as follows:

Big Wood Condominiums No. 3 Owners of Record

Sun Valley Title
By:

A handwritten signature in black ink, appearing to be 'NB' or similar initials, written in a stylized, cursive manner.

Nick Busdon, Authorized Signatory

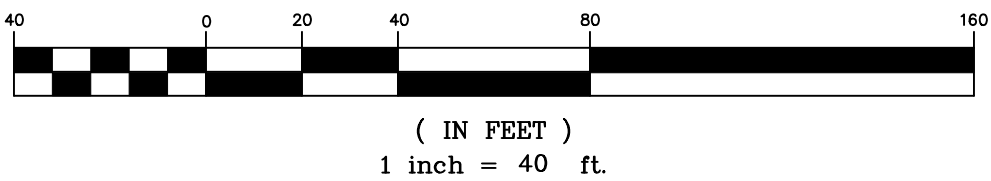
File No. 24494194

SCHEDULE B

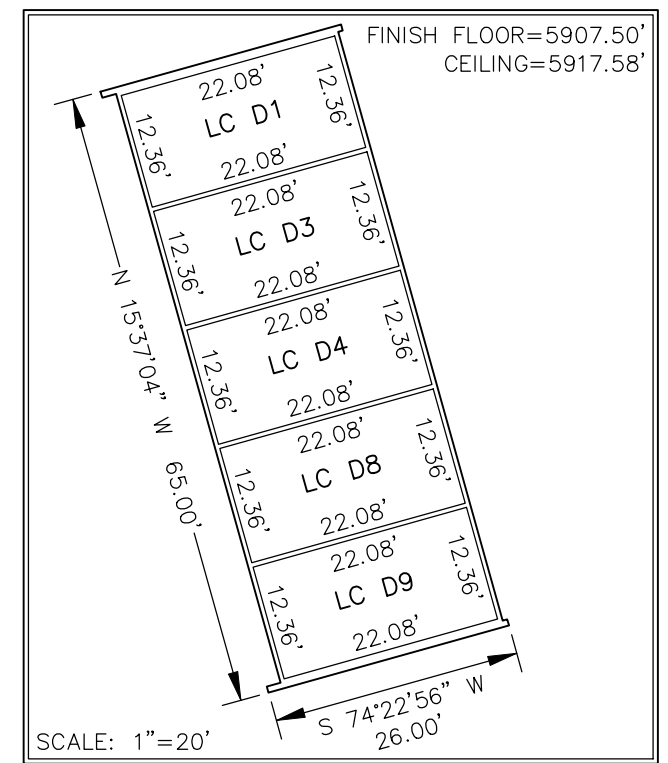
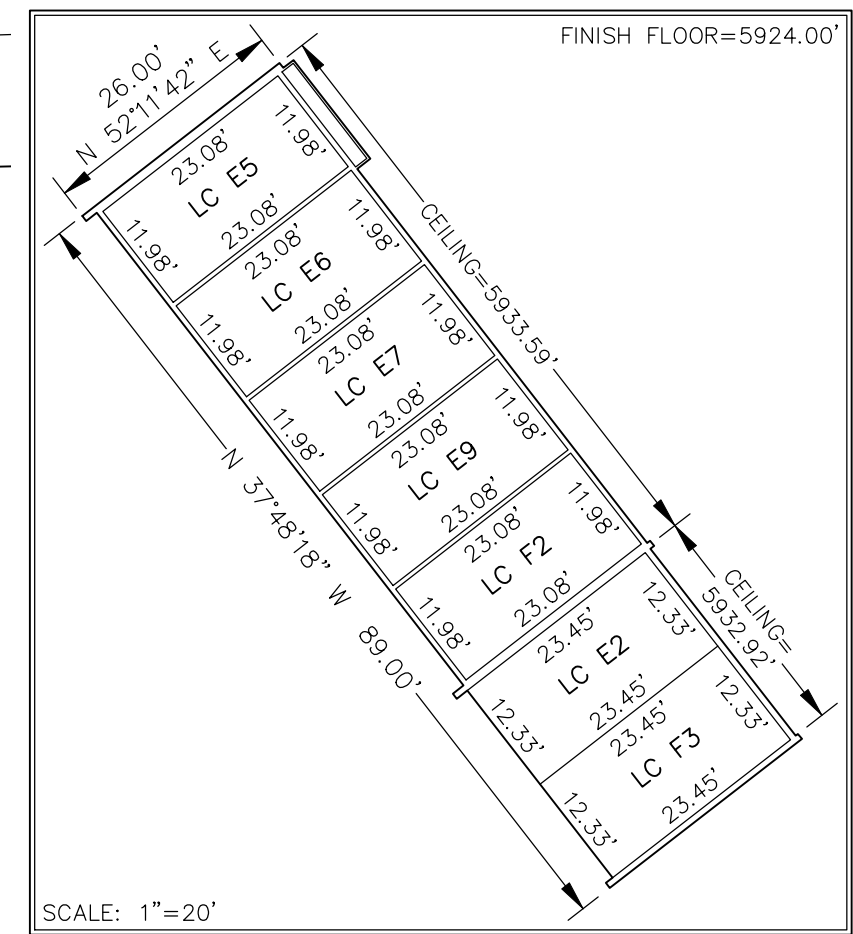
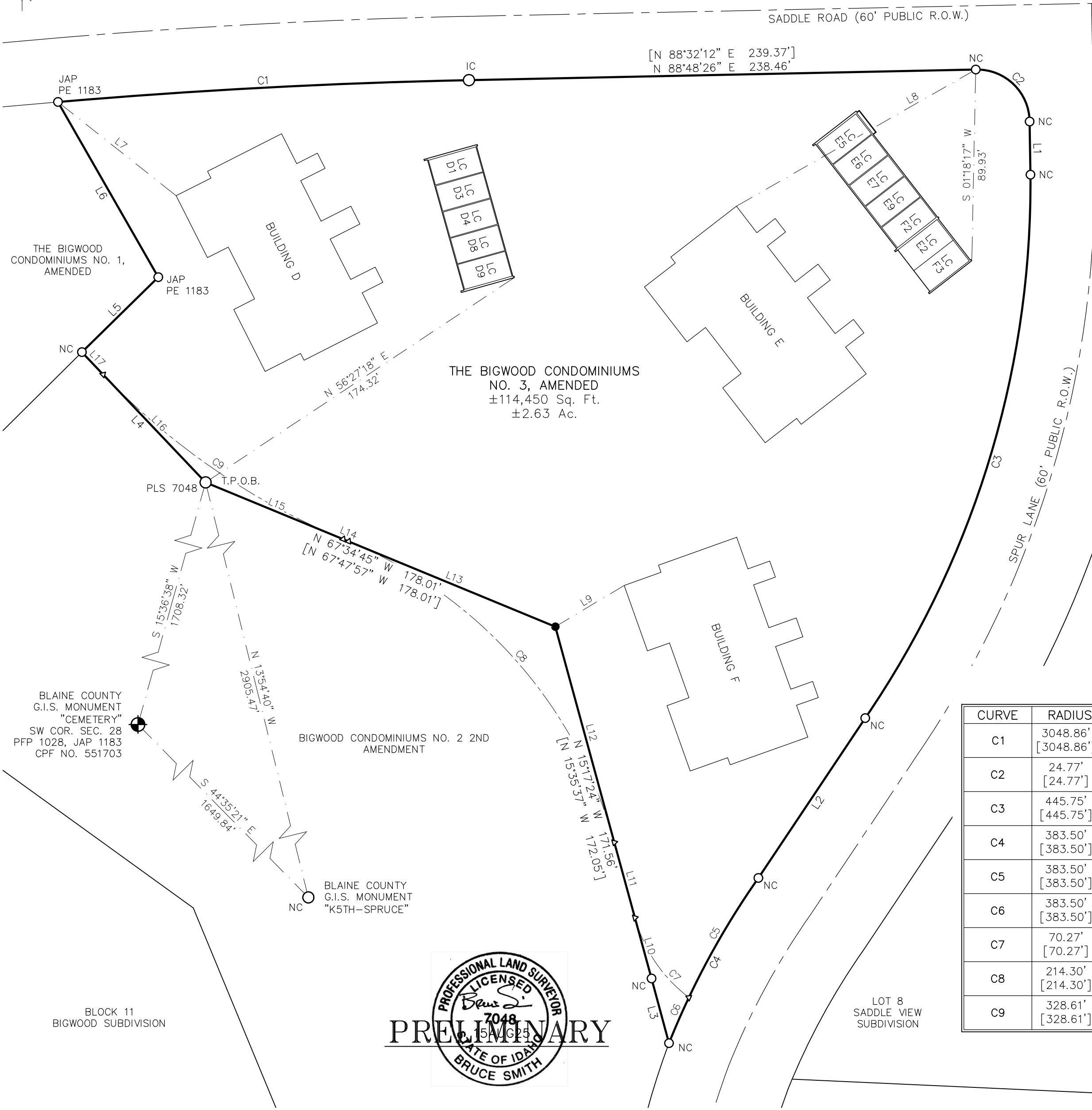
Exceptions:

NONE

A CONDOMINIUM PLAT SHOWING
THE BIGWOOD CONDOMINIUMS NO. 3, AMENDED
WHEREIN LIMITED COMMON AREAS ARE ADDED AS SHOWN HEREON
LOCATED WITHIN
SECTION 7, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
AUGUST 2025
GRAPHIC SCALE



- LEGEND**
- Subject Boundary
 - Adjoining Lot Line
 - Centerline Right-of-Way
 - Centerline 24' Wide Roadway Easement*
 - Survey Tie Line
 - Found Brass Cap, As Shown
 - Found 5/8" Rebar, As Shown
 - Found 1/2" Rebar, As Shown
 - Set 1/2" Rebar, PLS 7048
 - Calculated Point, Nothing Found or Set
 - NC No Cap
 - LC Limited Common
 - [] Record Bearing & Distance
 - Inst. No. 152364
 - * per Inst. No. 152364



NOTES

- 1) Basis of Bearings is Grid North per Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Grid in US Survey Feet with a Project Combined Scale Factor of 0.99967824, at the True Point of Beginning (TPOB), with a Grid North to Geodetic North Convergence Angle of N 00°15'07" E. Ground distances will be slightly longer. Vertical Datum is NAVD1988.

Continued on Page 2.

SURVEYOR NARRATIVE

The purpose of this Plat is to create Limited Common Areas for garages and carports.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	
C1	3048.86' [3048.86']	193.66' [192.70']	N 86°57'43" E	193.62' [192.67']	96.86'	
C2	24.77' [24.77']	39.20' [39.13']	S 46°02'14" E	35.24' [35.19']	25.07'	
C3	445.75' [445.75']	271.31' [272.28']	S 16°55'26" W	267.14' [268.07']	140.01'	
C4	383.50' [383.50']	88.56' [88.78']	S 28°24'14" W	88.36' [88.58']	44.48'	
C5	383.50' [383.50']	65.11'	S 30°09'22" W	65.03'	32.63'	
C6	383.50' [383.50']	23.45'	S 23°32'27" W	23.45'	11.73'	
C7	70.27' [70.27']	46.12' [46.12']	N 34°05'38" W	45.30' [45.30']	23.93'	
C8	214.30' [214.30']	195.57' [195.26']	N 41°26'05" W	188.86' [188.58']	105.19'	
C9	328.61' [328.61']	137.91' [137.94']	N 55°33'23" W	136.90' [136.92']	69.99'	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°54'18" E [S 00°56'27" E]	25.01' [24.92']
L2	S 33°45'50" W [S 33°03'28" W]	90.44' [90.00']
L3	N 15°06'23" W [N 15°25'26" W]	31.50' [31.55']
L4	N 43°32'00" W [N 43°45'12" W]	84.51' [84.51']
L5	N 45°33'58" E [N 45°00'00" E]	50.35' [50.30']
L6	N 29°47'59" W [N 30°00'00" W]	94.98' [95.02']
L7	S 51°32'53" E [S 52°17'01" W]	70.95' [70.79']
L8	S 60°16'59" W [S 60°07'04" W]	129.66' [129.96']
L9	N 59°02'38" E [N 58°23'18" E]	37.75' [37.47']
L10	N 15°17'24" W [N 15°35'37" W]	29.65'
L11	N 15°17'24" W [N 15°35'37" W]	36.72' [37.05']
L12	N 15°17'24" W [N 15°35'37" W]	105.19'
L13	N 67°34'45" W [N 67°47'57" W]	105.19'
L14	N 67°34'45" W [N 67°47'57" W]	2.83' [3.00']
L15	N 67°34'45" W [N 67°47'57" W]	69.99'
L16	N 43°32'00" W [N 43°45'12" E]	69.99'
L17	N 43°32'00" W [N 43°45'12" E]	14.52' [14.50']



NOTES

Continued from Page 1.

2. Documents that may affect these properties include:
 - The Official Plat of Bigwood Condominiums No. 3, Instrument Number 152364;
 - A Corporation Warranty Deed, Instrument Number 149896;
 - A Idaho Power Company Easements, Instrument Numbers 154031 and 630842; Records of Blaine County, Idaho.
3. The property shown hereon is subject to terms, provisions, conditions restrictions, easements, charges, assessments, and liens provided by Condominium Law or Condominium Declaration. The Condominium Declarations for THE BIGWOOD CONDOMINIUMS NO. 3 are recorded as Instrument Number 153442, and amendments thereto, Instrument Numbers 376764, 436477, 436478, 484786, 676965, and 704114; Records of Blaine County, Idaho. Consult the Condominium Declarations for the definitions of Buildings, Units, Common Areas, Limited Common Areas, and General Common Areas.
4. In interpreting the Declaration, Plat or Plats, and Deeds, the existing physical boundaries of the Units and Limited Common Areas as originally constructed, or reconstructed in lieu thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed or depicted in the Declaration, Plat or Plats, and/or Deeds, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries shown in the Declaration, Plat or Plats, and/or Deeds.
5. Horizontal or sloping planes shown hereon are top of finished sub floor and bottom of finished ceiling. Vertical planes are finished surfaces of interior walls. Some structural members extend into the Units, Limited Common Areas, and Parking Spaces.
6. Dimensions shown hereon will be subject to slight variations, owing to normal construction tolerances.
7. All areas outside of units that is not designated as Limited Common is Common Area, unless otherwise stated within the Condominium Declarations.
8. Building ties are to the exterior corners of unit walls.
9. Utility Easements necessary to allow for access and maintenance of utilities serving the Limited Common Areas shown hereon are hereby granted by this Plat.
10. Foundations, columns, girders, beams, supports, perimeter and supporting walls, chimneys, chimney chases, roofs, balconies, windows, entrances and exits, and the mechanical installations consisting of the equipment and materials making up any central services such as power, light, gas, hot and cold water, sewer, cable television, heating, and central air conditioning which exists for use by one or more of the Limited Common Areas described by this Plat, including pipes, vents, ducts, flues, cable conduits, wires, telephone wire, and other similar utility installations used in connection therewith, whether located exclusively within the boundaries of any Limited Common Area or Areas or not, are Common Area.

CERTIFICATE OF OWNERSHIP

This is to certify that THE BIGWOOD CONDOMINIUMS NO. 3 ASSOCIATION, INC., an Idaho Corporation, is the owner in Fee Simple of the Real Property described as follows:

A parcel of land located within Section 7, Township 4 North, Range 18 East, Boise Meridian, City of Ketchum, Blaine County, Idaho; more particularly described as follows:

The Common Area as shown on The Official Plat of Bigwood Condominiums No. 3, Recorded as Instrument Number 152364, records of Blaine County, Idaho; to be Replatted as shown hereon.

It is their intention to create a project including said Real Property in this Condominium Plat. The Owners also hereby certify that they consent to the recordation of documents pursuant to Chapter 15, Title 55 of the Idaho Code and that this plat complies with Idaho Code 50–1334. All units in this Condominium Project shall receive domestic water from an existing system and The City of Ketchum has agreed in writing to serve this Condominium Project.

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

In WITNESS WHEREOF, we have hereunto set our hands.

By: _____

Jur Strobos, Its: President
THE BIGWOOD CONDOMINIUMS NO. 3 ASSOCIATION, INC.
An Idaho Corporation

By: _____

Terry Chester, Its: Secretary
THE BIGWOOD CONDOMINIUMS NO. 3 ASSOCIATION, INC.
An Idaho Corporation

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Jur Strobos, known or identified to me, to be the President of THE BIGWOOD CONDOMINIUMS NO. 3 ASSOCIATION, INC., and known to me the person whose name is subscribed to the foregoing instrument, acknowledged to me that they executed the same or behalf of said corporation.

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 At

My Commission Expires

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Terry Chester, known or identified to me, to be the Secretary of THE BIGWOOD CONDOMINIUMS NO. 3 ASSOCIATION, INC., and known to me the person whose name is subscribed to the foregoing instrument, acknowledged to me that they executed the same or behalf of said corporation.

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 At

My Commission Expires

SURVEYOR’S CERTIFICATE

I, Bruce Smith, a duly licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this Plat of The Bigwood Condominiums No. 3, Amended is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.



COUNTY SURVEYOR’S APPROVAL

I, Sam Young, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

Sam Young, PLS 11577
County Surveyor

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 _____ 2025, this plat was duly accepted and approved.

Trent Donat, City Clerk,
City of Ketchum

CITY ENGINEER’S CERTIFICATE

I, the undersigned, City Engineer for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this ____ day of _____, 2025, and certify that it is in accordance with the City of Ketchum Subdivision Ordinance.

Robyn Mattison, City Engineer,
City of Ketchum

CITY PLANNER’S CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho, do hereby approved this plat on this ____ day of _____, 2025, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

Paige Nied, City Planner,
City of Ketchum

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 Plat of The Bigwood Condominiums No. 3, Amended have been paid in full on this ____ day of _____ 2025. This Certification is valid for the next thirty (30) days only.

Blaine County Treasurer

COUNTY RECORDER’S CERTIFICATE

STATE OF IDAHO
COUNTY OF BLAINE
This is to certify that the foregoing Plat was Filed in the Office of the Recorder of Blaine County, Idaho, and Duly Recorded at the Time, Date, and Instrument Number shown below.

Ex—officio Recorder



City of Ketchum
Planning & Building

Bigwood Comndimuinioms No. 3 Gargages
Lot Line Shift (Readjustment of Lot Lines)

Date: September 15, 2025

File Number: P25-013

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

PROJECT: *The Bigwood Condominium No. 3, Garages Lot Line Shift*

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

FILE NUMBER: P25-013

PROPERTY OWNER: The Bigwood Condominiums No. 3 Association, Inc.

REPRESENTATIVE: Bruce Smith, Alpine Enterprises Inc.

LOCATION: 127 Saddle Road

ZONING: Tourist District (T)

RECORD OF PROCEEDINGS

The Planning and Building Department received the application for a Readjustment of Lot Lines for the Bigwood Condominiums No.3 garages on April 18, 2025 Consistent with KMC §16.04.060.B, the Readjustment of Lot Lines application was transmitted to city departments, including the City Engineer, Fire, Building, Utilities, and Streets departments, for review. No comments were made from city departments except the planning department. The planning department comments were provided to the applicant on July 25, 2025. The applicant submitted revised project plans on August 5, 2025. City department comments were resolved through revisions on the plat. A public hearing notice was mailed to all property owners within 300 feet of the project site and political subdivisions on August 21, 2025. The public hearing notice was published in the Idaho Mountain Express on August 27, 2025. The public hearing notice was posted on the city's website on September 1, 2025. The Ketchum City Council reviewed and approved the Bigwood Condominiums No. 3, Garages Lot Line Shift application (File No. P25-013) during their regular meeting on September 15, 2025.

FINDINGS OF FACT

On September 15, 2025, the City Council approved the lot line shift application of The Bigwood Condominiums No 3., Garages Lot Line Shift Application.

FINDINGS REGARDING READJUSTMENT OF LOT LINES

Consistent with KMC §16.04.020, the proposal meets the definition of *Readjustment of Lot Lines* because: (1) changes are proposed to the existing platted property boundaries, (2) the amended Bigwood Condos 3 Common Area complies with all dimensional standards required in the Tourist Zone District, and (3) the proposal does not create additional lots or dwelling units.

Readjustment of Lot Lines: A change or modification of the boundary lines between existing lots or parcels of land or between dwelling units which does not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements and which does not create additional lots or dwelling units. "Readjustment of Lot Lines" includes other minor changes to a subdivision, condominium, or townhouse plat such as, but not limited to, notation changes, boundary shifts and removal of lot line(s), each of which do not reduce the area, frontage, width, depth or building setback lines of each lot below the minimum zoning requirements nor create additional lots or dwelling units (KMC §16.04.020).

All land, condominium, and townhouse subdivisions within the City of Ketchum are subject to the standards contained in Ketchum Municipal Code, Title 16, Subdivision Regulations. Pursuant to KMC §16.04.010.D, the change or modification of boundary lines, whether or not any additional lot is created, shall comply with these regulations. Many subdivision standards are related to the design and construction of multiple new lots that will form new blocks and infrastructure, such as streets that will be dedicated and maintained by the city. The standards for certain improvements (KMC §16.04.040), including street, sanitary sewage disposal, and planting strip improvements, are not applicable as the project proposes to modify the existing plat to include building envelopes for garages within the limited common area.

TABLE 1: FINDINGS REGARDING CONTENTS OF FINAL PLAT

Compliant			Standards and Council Findings	
Yes	No	N/A	City Code	City Standards
☒	☐	☐	16.04.030.K.1	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.
			<i>Council Findings</i>	<i>The point of beginning of the subdivision description is tied to two governmental survey corners as shown on sheet 1 of the Final Plat: GIS Monuments "K5th-Spruce" and "cemetery".</i>
☒	☐	☐	16.04.030.K.2	Location and description of monuments.
				<i>The location and description of monuments are provided on Sheet 1 of the Final Plat.</i>
☒	☐	☐	16.04.030.K.3	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.

			Council Findings	Sheet 1 of the final plat indicates property lines, street right of ways and centerlines for Spur Lane and Saddle Road, and building envelopes. The subject properties do not contain avalanche hazard area or floodplain.
☒	☐	☐	16.04.030.K.4	Names and locations of all adjoining subdivisions.
			Council Findings	The subject property is adjacent to: Bigwood Condominiums No. 2 2 nd Amendment, The Bigwood Condominiums No. 1, amended, and Lot 6 Saddle View Subdivision, Lot 8 Saddle View subdivision as indicated on sheet 1 of the Final Plat.
☒	☐	☐	16.04.030.K.5	Name and right of way width of each street and other public rights of way.
			Council Findings	The final plat map indicates the existing Saddle Road and Spur Lane street right-of-way, both having a 60' Public ROW and a 24' roadway easement shown.
☒	☐	☐	16.04.030.K.6	Location, dimension and purpose of all easements, public or private.
			Council Findings	Plat note 9 allows for future utilities easements to be expanded in limited common area.
☐	☐	☒	16.04.030.K.7	The blocks numbered consecutively throughout each block.
			Council Findings	N/A- The Subdivision is existing and not adding new blocks.
☐	☐	☐	16.04.030.K.8	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.
			Council Findings	N/A -. This standard is not applicable as no dedications of this type are proposed or required.
☒	☐	☐	16.04.030.K.9	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.
			Council Findings	This standard has been met as shown on Sheet 1 of the final plat. The name of the subdivision was pre-existing and does not conflict with other subdivision names.
☒	☐	☐	16.04.030.K.10	Scale, north arrow and date.
				The scale, north arrow, and date are shown on Sheet 1 of the final plat.
☒	☐	☐	16.04.030.K.11	Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision
			Council Findings	The Saddle Rd. and Spur Ln. rights-of-way are indicated on Sheet 1 of the Final Plat. No additional streets are being created or dedicated.
☐	☐	☒	16.04.030.K.12	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.
			Council Findings	N/A-This is a pre-existing subdivision and Plat note 3 makes reference to the pre-existing recorded instrument numbers for prior declarations and articles of incorporation of homeowners associations, Instrument No. 153442.
☒	☐	☐	16.04.030.K.13	Certificate by registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat.

			Council Findings	Sheet 3 of the Final Plat provides the certificate from the licensed Professional Land Surveyor certifying the accuracy of the plat survey.
☒	☐	☐	16.04.030.K.14	A current title report of all property contained within the plat.
			Council Findings	A title report by Sun Valley Title & Stewart Title Guarantee Company dated February 5, 2024 and a warranty deed Blaine County Instrument No. 149896 dated June 22, 1973, were submitted with the application.
☒	☐	☐	16.04.030.K.15	Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.
			Council Findings	Sheet 2 of the Final Plat includes a certificate of ownership and associated acknowledgement from all owners and holders of security interest with regard to the subject property.
☒	☐	☐	16.04.030.K.16	Certification and signature of the City Engineer verifying that the subdivision and design standards meet all City requirements.
			Council Findings	Sheet 3 of the Final Plat includes the City Engineer's certificate.
☒	☐	☐	16.04.030.K.17	Certification and signature of the City Clerk of the City of Ketchum verifying that the subdivision has been approved by the council.
			Council Findings	Sheet 3 of the Final Plat includes the certification and signature of the City Clerk verifying the subdivision has been approved by the City Council.
☐	☐	☒	16.04.030.K.18	Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare.
			Council Findings	This standard is not applicable because no additional restrictions are necessary to provide for the public health, safety, and welfare.

FINDINGS REGARDING COMPLIANCE WITH SUBDIVISION DEVELOPMENT & DESIGN STANDARDS

Subdivision Development & Design Standards (Ketchum Municipal Code §16.04.040)				
Compliant				
Yes	No	N/A	City Code	City Standards
☐	☐	☒	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			Findings	This standard is met as building envelopes are proposed within an underutilized grass and pavement area of the exiting common area.
☐	☐	☒	16.04.040.B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.

			Findings	<i>N/A-No additional improvements are proposed or required for this lot line shift application.</i>
☐	☐	☒	16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.
			Findings	<i>N/A- No additional improvements are proposed or required for this lot line shift application.</i>
☐	☐	☒	16.04.040.D	As Built Drawing: Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.
			Findings	<i>N/A-No additional improvements are proposed or required for this lot line shift application</i>
☒	☐	☐	16.04.040.E	Monumentation: Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows: 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.

			Findings	<i>Applicants shall comply with 16.04.04E as outlined in condition of approval number three.</i>
☒	☐	☐	16.04.040.F	Lot Requirements: 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following: a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met. b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section. 3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use. 4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line. 5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. 6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.
			Findings	<i>1. Lot size is not changing. The building envelope setbacks for garages are in accordance with the tourist zone setback standards. Required Setbacks: F-15', Side 1':3' in building height or 15', rear: 1'for every 3' in building height or 15'. Proposed setbacks for the 19' tall structures are above minimum standards:</i>

				Front ~ 20' setback garage/carport unit D1 to Saddle Road, Side: ~ 40' setback on Spur Lane garage/carport unit F3, Rear: +150' unit D9. 2.-6. N/A- No overlay districts exist on this lot.
☐	☐	☒	16.04.040.G	G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements: 1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			<i>Findings</i>	<i>N/A. This standard is not applicable as this project is within an existing residential subdivision. No additional blocks are being created.</i>
☐	☐	☒	16.04.040.H	Street Improvement Requirements: 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is

			subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line; 9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°); 10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets; 11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited; 12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets; 13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval; 14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills; 15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets; 16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider; 17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement; 18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement; 19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;
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				20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city; 21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be in accordance with adopted standard specifications; 22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and 23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.
			Findings	<i>N/A - This standard is not applicable as the proposal is for building envelopes within a lot line shift application and does not create a new street, private road, or bridge.</i>
☐	☐	☒	16.04.040.I	Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.
			Findings	<i>N/A - This standard is not applicable as this is a platted subdivision project located in Tourist District</i>
☒	☐	☐	16.04.040.J	Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands. 1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities. 2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse. 3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that

				easement along the portion of the riverbank which runs through the proposed subdivision. 4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion. 5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans. 6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.
			Findings	<i>Application complies. The application is amending the location of building envelopes within the limited common area of a preexisting platted subdivision. Utilities are existing. Maintenance and power extension may be needed within the limited common area to future structures; this is noted as plat note 9; "Utility Easements necessary to allow for access and maintenance of utilities serving the Limited Common Areas shown hereon are hereby granted by this Plat."</i>
☐	☐	☒	16.04.040.K	Sanitary Sewage Disposal Improvements: Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.
			Findings	<i>N/A-This standard is not applicable as this application is not proposing any building envelopes for habitable structures.</i>
☐	☐	☒	16.04.040.L	Water System Improvements: A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow.

				All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.
			<i>Findings</i>	<i>N/A-This standard is not applicable as this application is for building envelopes that are not habitable.</i>
☐	☐	☒	16.04.040.M	Planting Strip Improvements: Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.
			<i>Findings</i>	<i>N/A- The planting strip was designed and installed with the original construction of the Bigwood Condos and is preserved by the established setbacks.</i>
☐	☐	☒	16.04.040.N	Cuts, Fills, And Grading Improvements: Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following: 1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application. 2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. 3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas

				with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion. 6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply: a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHTO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope. e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
			<i>Findings</i>	<i>Drainage has been addressed at time of building permit application. Locations were chosen to minimize impact to existing infrastructure and existing grade. No water resources or natural landforms exist within limited common area.</i>
☐	☐	☒	16.04.040.O	Drainage Improvements: The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			<i>Findings</i>	<i>N/A- This standard was reviewed and approved during the building permit process. Preliminary Plat shows minimal topographic changes in locations of proposed structure locations.</i>
			16.04.040.P	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be

				installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			<i>Findings</i>	<i>N/A - This standard is not applicable as utilities exist. Title 17.96.060 D. mandate that all future utilities are undergrounded.</i>
☐	☐	☒	16.04.040.Q	Off Site Improvements: Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			<i>Findings</i>	<i>N/A- This standard is not applicable as the application is for platted garage locations for existing vehicles and storage on site.</i>
☒	☐	☐	16.04.040.R	Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.
			<i>Findings</i>	<i>N/A-This site is not located in the MOD or Avalanche.</i>
☐	☐	☒	16.04.040.S	Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Findings</i>	<i>Building envelopes are located in areas currently utilized for parking and open space and are not proposed in areas to displace mature trees and shrubs that would significantly alter the attractiveness of the existing land use.</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 Bigwood Condominium 3, Amended Lot Line Shift Application for Final Plat, File No. P25-013* this Monday, September 15, 2025, subject to the following conditions:

CONDITIONS OF APPROVAL

1. The Final Plat shall be recorded with the Blaine County Clerk and Recorder's Office within one year of approval by the Ketchum City Council.
2. Upon recording of the final plat with the Blaine County Clerk and Recorder's Office, the applicant shall provide a copy of the recorded final plat to the Planning and Building Department.
3. Following completion of construction of the garages and prior to certification of completion by the city engineer, 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 Sheet 1 of the final plat.

Findings of Fact **adopted** this 15th day of September 2025.

Neil Bradshaw, Mayor
City of Ketchum