



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: June 11, 2026 **Staff Member/Dept:** Allison Kennedy, Senior Planner
Planning and Building Department

Agenda Item: Recommendation to hold a public hearing and take action on a Plat Amendment Application to amend Lots 1A and 2 of Mary's Place Subdivision, located at 430 and 440 Wood River Drive.

Recommended Motion:

"I move to approve the Lot 1B & 2A, Block 1 Mary's Subdivision Plat Amendment Application and adopt the Findings of Fact, Conclusions of Law, and Decision."

Reasons for Recommendation:

- The request meets all applicable standards for Plat Amendment as specified in the Ketchum's Title 16 Land Development Code provisions governing plat amendments, including the applicable review criteria in Section 16.07.080.C.
- Consistent with Ketchum Municipal Code §16.07.080.C.2., the proposal meets the applicability of Plat Amendment for minor adjustments because: Both subject lots are under common ownership and they are requesting the vacation of the shared wellhouse easement and common access easement that has been approved by the easement holder. The proposed building envelope modifications are a direct result of those easement vacations. Consistent with Ketchum Municipal Code §16.07.080.C.4., the proposal meets Review Criteria for Plat Amendments.
- All city departments have reviewed the proposal and have no concerns with the proposed lot line shift.

Policy Analysis and Background:

Application:
The Plat Amendment Application (File No. P26-014) proposes to amend existing Lot 1A & 2, Block 1 Mary's Subdivision (Instrument No. 446345 & 457464) by vacating the common access easement and wellhouse easement shared on both Lots 1A & 2. The building envelope modifications are tidying up the building setbacks area on the plat as a direct result of the vacation and associated development restraints that posed. The lots are proposed to be renamed Lot 1B & 2A. Lots 1A and 2 are both owned by the same landowner, North Point Trust Company Trustee Wood River Trust.

Policy and Staff Comment:

Review Criteria 16.07.080.C 4 :

In reviewing a Plat Amendment, the City Council shall determine whether the application complies with the following criteria:

a. The minor Plat Amendment does not increase the number of lots or parcels or create new lots or parcels;
Staff Comment: The Plat Amendment does not increase the number of lots.

b. The minor Plat Amendment does not affect a recorded easement without approval of the easement holder;

Staff Comment: The owner of lot 3; David Duffield, President, Presidio Properties, LLC, whom the 20' x 20' well house easement is to benefit has a signature to approve the vacation on page two of the preliminary plat. Lots 1B & 2A are under common ownership; North Pont Trust Company, as Trustee of the Wood River Trust and therefore are the sole signature and benefiter of the common access easement in which they are vacating.

c. Street locations will not be changed;

Staff Comment: The application does not propose any street location changes.

d. The Plat Amendment will not create any nonconformities or increase the degree of nonconformity of any existing structure, use, or development standards;

Staff Comment: The application is not proposing any nonconformities.

e. The Plat Amendment shall comply with all other provisions of this section and other applicable provisions of the Code.

Staff Comment: All other provisions associated with criteria e. 16.06.050 Development and Design Standards A-P. are met as are the underlying zoning and overlay district standards are in compliance. The proposed building envelopes continue to accommodate development consistent with applicable zoning setbacks and do not create or increase any existing nonconforming conditions.

The application complies with Plat Amendment Standards in 16.07.080.C. applicability standards 7 listed above in the recommendation section because the request involves a minor adjustment to an existing plat through the vacation of a wellhouse easement and common access easement. The proposed building envelopes are analogous with the underlying 16.020.020.D General Low Density Residential District zoning setback; proposing a 15-foot setback from the shared interior lot line, which exceeds the minimum side yard setback required in the GR-L District.

No concerns or issues were raised by other city departments during Department Review regarding the proposed plat amendment.

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. Plat Amendment Application Materials

2. Preliminary Plat

3. Draft Findings of Fact, Conclusions of Law, and Decision



**City of Ketchum
Planning & Building**


OFFICIAL USE ONLY	
File Number:	P26-014
Date Received:	3/23/26
By:	GB
Fee Paid:	\$2200
Approved Date:	
Denied Date:	
By:	

Readjustment of Lot Lines (Lot Line Shift) Application

Submit completed application and documentation to planningandbuilding@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:	NORTH POINT TRUST COMPANY
Mailing Address:	33 W BLVD STE 305, RAPID CITY, SD 57701-0000
Phone:	605-718-5722
Email:	wiles@northpointtrust.com
PROJECT INFORMATION	
Name of Proposed Plat:	LOT 1B & 2A, BLOCK 1, MARY'S PLACE SUBDIVISION
Representative of Owner:	MARK PHILLIPS, PHILLIPS LAND SURVEYING, PLLC
Phone:	208-720-3760
Mailing Address:	941 CHERRY CREEK DR., HAILEY, ID 83333
Email:	pls16670.id@gmail.com
Legal Land Description:	LOT 1A & 2, BLOCK 1, MARY'S PLACE SUBDIVISION
Project Address:	430 & 440 Wood River Dr.
Number of Lots:	2
Number of Units:	n/a
Total Land Area in Square Feet:	89,743 Sq. Ft.+/- (2.06 Ac.+/-)
Current Zoning District:	
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):	
	Vacate the Well House easement and common access easement.
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

3/20/2026

Date

Preliminary Plat Requirements

The preliminary plat shall be drawn to a scale of not less than one-inch equals 100 feet and shall show the following:

To be shown on plat:

- The scale, north point and date.
- The name of the proposed subdivision.
- The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
- Legal description of the area platted.
- The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
- A contour map of the subdivision with contour lines and a maximum interval of two feet to show the configuration of the land based upon the United States Geodetic Survey data, or other data approved by the City Engineer.
- The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
- Boundary description and the area of the tract.
- Existing zoning of the tract.
- The proposed location of street rights-of-way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
- The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
- The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
- The direction of drainage, flow and approximate grade of all streets.
- The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
- Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
- The boundaries of the floodplain, floodway and avalanche overlay district shall also be clearly delineated and marked on the preliminary plat or a note provided if the entire project is in the floodplain, floodway or avalanche overlay district.
- Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or

any lot, a portion of which has a slope of 25 percent or greater; or upon any lot which will be created adjacent to the intersection of two or more streets.

- Lot area of each lot.
- Existing mature trees and established shrub masses.

To be provided to Administrator:

- Subdivision names shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho and shall be approved by the Blaine County assessor.
- All percolation tests and/or exploratory pit excavations required by State health authorities.
- A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
- A current title report shall be provided at the time that the preliminary plat is filed with the Administrator, together with a copy of the owner's recorded deed to such property.
- A digital copy of the preliminary plat shall be filed with the Administrator.

City of Ketchum Subdivision Recording Procedures & Plat Certificates

Recording Procedures

Once a subdivision application is approved by the Ketchum City Council, signature and recording of plats shall be completed using the following process:

1. Applicant prints all sheets of the plat on mylar, with all required certificates, and gathers signatures from the owner, surveyor, and health department.
2. Applicant delivers all mylar sheets to Ketchum City Hall, 191 W 5th Street addressed to the Staff Planner on the application.
3. Staff Planner will gather required signatures from the City Engineer and City Clerk and sign the plat.
4. Once all signatures have been gathered, the Staff Planner will notify the applicant that the plat is ready for pick-up at City Hall.
5. The applicant is responsible for gathering all remaining signatures and recording the plat with the Blaine County Clerk and Recorder.
6. Per Section 16.04.030.K of the Ketchum Municipal Code, the following certificates are required for subdivision plats for property within the City of Ketchum:
 - a. Certificate by registered engineer or surveyor preparing the map certifying to the accuracy of surveying plat.
 - b. Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.
 - c. Certification and signature of engineer (surveyor) verifying that the subdivision and design standards meet all City requirements.
 - d. Certification and signature of the City Engineer verifying that the subdivision and design standards meet all City requirements.
 - e. Certification and signature of the City Clerk of the City of Ketchum verifying that the subdivision has been approved by the council.



City of Ketchum
Planning & Building

Plat Certificates - The following certificate language shall be included on all plats for property within the Ketchum City Limits. The certificates listed below are in addition to certificates required by Blaine County.

Ketchum City Council Certificate

I, the undersigned, City Clerk, in and for the City of Ketchum, Blaine County, Idaho, do hereby certify that at a regular meeting of the City Council held on the ____ day of _____, 20__, this plat was duly accepted and approved.

Trent Donat, City Clerk, City of 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 _____, 20__, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

Robyn Mattison, City Engineer, City of 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 _____, 20__, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

[insert name of planner], City of Ketchum

The following plat certificate is only required for all new subdivisions or projects that require the expertise of a civil engineer.

Project Engineer Certificate

I, the undersigned, project engineer for the [insert name of plat] certify that the subdivision is in accordance with the City of Ketchum Subdivision standards.

[Insert Engineer Name], [Insert Company Name]

For questions or comments on the information provided above, please contact the Planning Department at planningandbuilding@ketchumidaho.org or call (208) 726-7801.

RECORDING REQUESTED BY
DocStar Services, LLC

WHEN RECORDED MAIL TO

NAME The Wood River Trust
ADDRESS 333 West Blvd., Suite 305
CITY Rapid City, SD 57701
STATE & ZIP

Instrument # 678598

HAILEY, BLAINE, IDAHO
1-26-2021 11:03:37 AM No. of Pages: 2
Recorded for : DOCSTAR SERVICES, LLC
JOLYNN DRAGE Fee: 15.00
Ex-Officio Recorder Deputy
Index to: GRANT DEED

GRANT DEED

TITLE ORDER NO. 24275 KH

ESCROW NO. N/A

Parcel NO. RPK0474-000-001A

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

"DOCUMENTARY TRANSFER TAX is \$ 0.00, No Sale, Conveyance Transfers Interest

receipt of which is hereby acknowledged,

Gregory P. Brakovich and Susan A. Brakovich, as Trustees of The Brakovich Family Trust dated April 1, 1991, as Amended and Restated, the **GRANTOR**

hereby CONVEY(s) and GRANT(s) to

North Point Trust Company, as Trustee of The Wood River Trust, dated December 23, 2020, the **GRANTEE, whose address is 333 West Blvd., Suite 305. Rapid City SD 57701**

the following described real property in the County of Blaine, State of Idaho:

Lot 1A, Block 1 of Lot 1A, Block 1, Mary's Place Subdivision, as shown on the Official Plat thereof, records as Instrument No. 457464, records of Blaine County, Idaho.

Commonly Known As: 430 Wood River Drive, Ketchum, ID 83340

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, right of way and easements of record.

Dated: December 31, 2020

"Grantor(s)"
The Brakovich Family Trust dated April 1, 1991, as Amended and Restated

Gregory P. Brakovich, Trustee

Susan A. Brakovich, Trustee

Notary Acknowledgment(s) to follow on next page

Mail Tax Statements to: The Woods River Trust, 333 West Blvd., Suite 305. Rapid City SD 57701

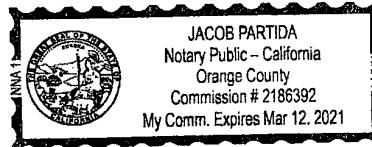
State of California }

County of Orange }

On 01/09/2021 before me, Jacob Partida, Notary Public, personally appeared, **Gregory P. Brakovich and Susan A. Brakovich ******* who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




Signature  (Seal)

Instrument # 695582

HAILEY, BLAINE, IDAHO
08-12-2022 4:00:17 PM No. of Pages: 3
Recorded for: TITLEONE - TWIN FALLS
STEPHEN MCDOUGALL GRAHAM Fee: \$15.00
Ex-Officio Recorder Deputy: JG
Electronically Recorded by Simplifile

Sun Valley Title

 A TitleOne Company

Order Number: 21431536

Warranty Deed

For value received,

Michael Schader, Trustee of the Pichon Family Trust

the grantor, does hereby grant, bargain, sell, and convey unto

The North Point Trust Company, as Trustee of the Wood River Trust, dated December 23, 2020

whose current address is 160 Newport Center Drive, Suite 112 Newport Beach, CA 92660

the grantee, the following described premises, in Blaine County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

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

Remainder of page intentionally left blank.

Dated: August 6, 2022

Pichon Family Trust

Michael Schader AS Trustee

By: Michael Schader, Trustee

State of Alaska, County of Anchorage, ss.

On this 9th day of August, 2022, before me, the undersigned, a notary public in and for said state personally appeared Michael Schader, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of Pichon Family Trust and acknowledged to me that he/she executed the same as trustee.

Samie Canales Canales

Notary Public

Residing In: Anchorage, AK

My Commission Expires: 2/11/26

(seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

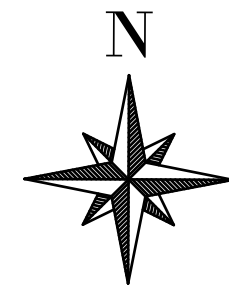
Lot 2, Block 1 of MARY'S PLACE SUBDIVISION, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 445345, records of Blaine County, Idaho.

A PLAT SHOWING LOT 1B & 2A, BLOCK 1, MARY'S PLACE SUBDIVISION

WHEREIN THE WELL EASEMENT ON LOT 2, BLOCK 1, IS VACATED HEREON, THE COMMON ACCESS EASEMENT TO BENEFIT LOTS 1A & 2, BLOCK 1, IS VACATED HEREON, THE BUILDING ENVELOPES ON LOT 1A & LOT 2, BLOCK 1, ARE MODIFIED AS SHOWN FROM THE ABOVE DESCRIBED EASEMENT VACATIONS AND A "GAP" PARCEL IS INCLUDED IN LOT 1B, BLOCK 1, AS SHOWN HEREON
LOCATED WITHIN SECTION 12, T.4 N., R. 17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

MARCH 2026

PRELIMINARY
SURVEY NARRATIVE & NOTES

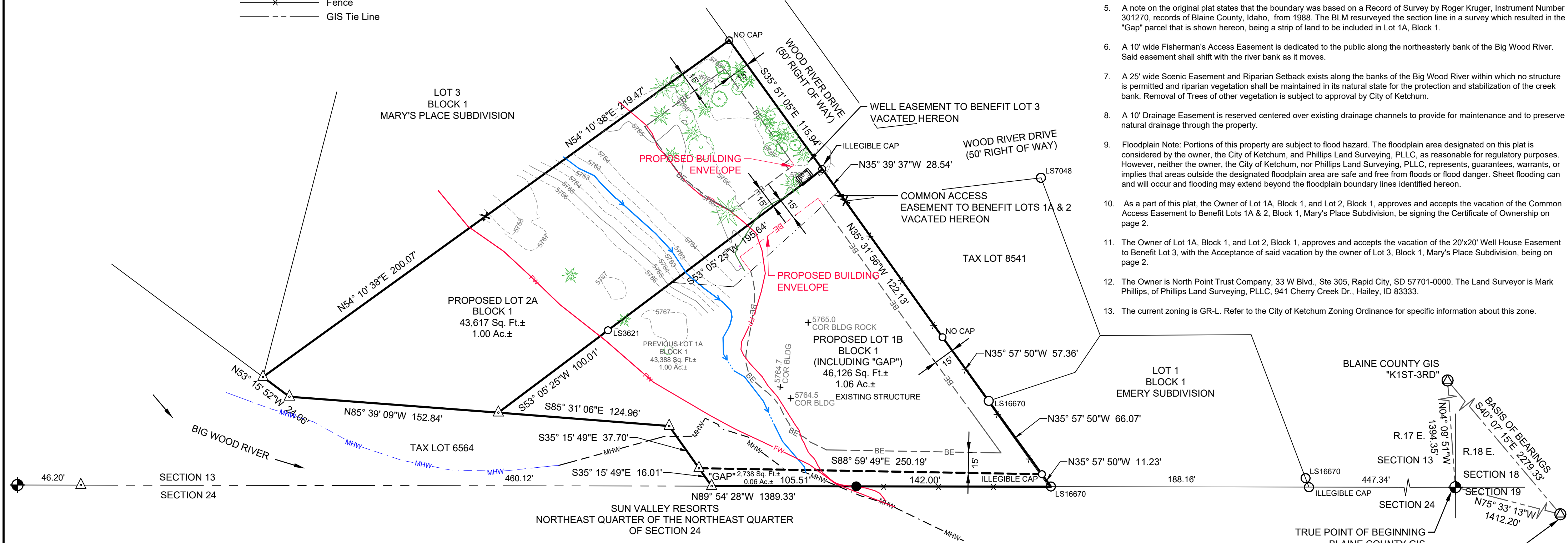


0 50 100 Feet
SCALE: 1" = 50'

LEGEND

	Property Line		Found 1/2" Rebar
	Common Property Line with "Gap" Parcel to be Eliminated		Found 5/8" Rebar
	Adjoiner's Lot Line		Found Brass Cap on 2 1/2" Iron Post
	Easement to be Vacated Hereon		Found Magnetic Nail
	Existing Flowline		Calculated Point (nothing Found or Set)
	Floodplain per 2010 FEMA Study		5/8" Rebar, Witness Corner to be Set
	Floodway per 2010 FEMA Study		Coniferous Tree
	Mean High Water per Sawtooth Environmental Consulting		Deciduous Tree
	Mean High Water per Phillips Land Surveying, PLLC		
	Building Envelope per Plat		
	Proposed Building Envelope		
	Existing Well House		
	1' Contour Interval		
	5' Contour Interval		
	Fence		
	GIS Tie Line		

- The purpose of this survey is to show the monuments found during the boundary retracement of Lot 1A & Lot 2, Block 1, Mary's Place Subdivision. The boundary shown is based on found monuments, the recorded plat of Mary's Place Subdivision, Instrument Number 446345, the plat of Lot 1A, Block 1, Mary's Place Subdivision, Instrument Number 457464, and the Record of Survey showing Lots 2, 3, & 4, Block 1, Mary's Place Subdivision, Instrument Number 679251, records of Blaine County, Idaho. Additional documents used in the course of the survey were the Record of Survey of Tax Lots 6496 & 8487, and Gap Parcel, Instrument Number 659019, a plat showing Emery Subdivision, Instrument Number 676977, the Survey for Mary Pichon, Instrument Number 301270, A Replat of Units 1 & 4 and Common Area, River Run Lodge Condominiums, Instrument Number 356732, all records of Blaine County, Idaho, and the BLM Dependent resurvey and Subdivision of Sections, Township 4 North, Range 17 East, of the Boise Meridian, Idaho, accepted 1/3/1978. All found monuments have been accepted.
- The distances shown are measured. Refer to the above referenced documents for the previous record data.
- Unless specifically shown otherwise, this survey does not claim to reflect any of the following, which may be applicable to the subject real property, including but not limited to; Rights Associated with Lines of Possession, Building Setbacks, Ditches, Easements, Encroachments, Natural Hazards, Covenants, Conditions, and Restrictions, Subdivision Restrictions, Wetlands, Zoning or any other Land Use Regulation.
- A Lot Book Guarantee for the subject property has been issued by Blaine County Title, Inc., File Number 2022794, with a Commitment Date of March 10, 2026. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said policy. Some of the encumbrances and easements listed in the title report are NOT plotted hereon. Review of the specific documents listed in said policy is required, if further information is desired.
- A note on the original plat states that the boundary was based on a Record of Survey by Roger Kruger, Instrument Number 301270, records of Blaine County, Idaho, from 1988. The BLM resurveyed the section line in a survey which resulted in the "Gap" parcel that is shown hereon, being a strip of land to be included in Lot 1A, Block 1.
- A 10' wide Fisherman's Access Easement is dedicated to the public along the northeasterly bank of the Big Wood River. Said easement shall shift with the river bank as it moves.
- A 25' wide Scenic Easement and Riparian Setback exists along the banks of the Big Wood River within which no structure is permitted and riparian vegetation shall be maintained in its natural state for the protection and stabilization of the creek bank. Removal of Trees of other vegetation is subject to approval by City of Ketchum.
- A 10' Drainage Easement is reserved centered over existing drainage channels to provide for maintenance and to preserve natural drainage through the property.
- Floodplain Note: Portions of this property are subject to flood hazard. The floodplain area designated on this plat is considered by the owner, the City of Ketchum, and Phillips Land Surveying, PLLC, as reasonable for regulatory purposes. However, neither the owner, the City of Ketchum, nor Phillips Land Surveying, PLLC, represents, guarantees, warrants, or implies that areas outside the designated floodplain area are safe and free from floods or flood danger. Sheet flooding can and will occur and flooding may extend beyond the floodplain boundary lines identified hereon.
- As a part of this plat, the Owner of Lot 1A, Block 1, and Lot 2, Block 1, approves and accepts the vacation of the Common Access Easement to Benefit Lots 1A & 2, Block 1, Mary's Place Subdivision, by signing the Certificate of Ownership on page 2.
- The Owner of Lot 1A, Block 1, and Lot 2, Block 1, approves and accepts the vacation of the 20'x20' Well House Easement to Benefit Lot 3, with the Acceptance of said vacation by the owner of Lot 3, Block 1, Mary's Place Subdivision, being on page 2.
- The Owner is North Point Trust Company, 33 W Blvd., Ste 305, Rapid City, SD 57701-0000. The Land Surveyor is Mark Phillips, of Phillips Land Surveying, PLLC, 941 Cherry Creek Dr., Hailey, ID 83333.
- The current zoning is GR-L. Refer to the City of Ketchum Zoning Ordinance for specific information about this zone.

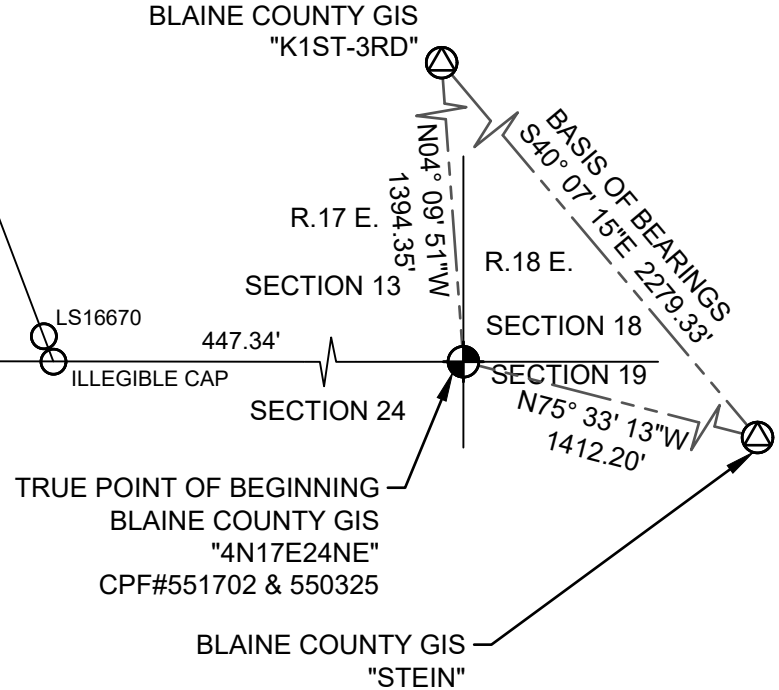


HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date _____ South Central District Health Dept., EHS



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



LOT 1B & 2A, BLOCK 1, MARY'S PLACE SUBDIVISION

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

CERTIFICATE OF OWNERSHIP

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

Parcels of land located within Section 13, T.4N., R.17E., B.M., City of Ketchum, Blaine County, Idaho, more particularly described as follows:

LOT 1A, OF LOT 1A, BLOCK 1, MARY'S PLACE SUBDIVISION, & LOT 2, BLOCK 1, OF MARY'S PLACE SUBDIVISION, ALSO INCLUDING A PARCEL, BEING A STRIP OF LAND BETWEEN THE NORTHERLY BOUNDARY OF SECTION 24 BY THE BLM AND THE SOUTHERLY BOUNDARY OF LOT 1A, BLOCK 1, MARY'S PLACE SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1A, BLOCK 1, MARKED BY A 1/2" REBAR WITH ILLEGIBLE CAP, BEING THE TRUE POINT OF BEGINNING; THENCE S35°57'50"E, 11.23 FEET, TO A 5/8" REBAR BY LS16670, ON THE NORTHERLY BOUNDARY OF SECTION 24; THENCE N89°54'28"W, 247.51 FEET, ON THE NORTHERLY BOUNDARY OF SECTION 24, TO A POINT; THENCE N35°15'49"W, 16.01 FEET, TO A POINT, MARKING THE SOUTHWEST CORNER OF SAID LOT 1A, BLOCK 1; THENCE S88°59'49"E, 250.19 FEET, TO THE TRUE POINT OF BEGINNING, CONTAINING 2,738 Sq. Ft. (0.06 Ac.), MORE OR LESS, AS COMPUTED BY COMPUTER METHODS.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures are to be erected within the lines of said easements. I do hereby certify that all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat.

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

TOD WILES, PRESIDENT, ON BEHALF OF NORTH POINT TRUST COMPANY, AS TRUSTEE OF THE WOOD RIVER TRUST, DATED DECEMBER 23, 2020

ACKNOWLEDGMENT

STATE OF _____ } COUNTY OF _____ } ss

On this ____ day of _____, 2026, before me, a Notary Public in and for said State, personally appeared Tod Wiles, President of North Point Trust Company, as Trustee of Wood River Trust, dated December 23, 2020, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same on behalf of the trust.

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

Notary Public in and for said State Residing in _____ My Commission Expires _____

ACCEPTANCE OF VACATION OF 20' X20' WELL HOUSE EASEMENT TO BENEFIT LOT 3

I, the undersigned, President of Presidio Properties, LLC, on behalf of 450-490 Wood River LLC, the owner of Lot 3, BLock 1, Mary's Place Subdivision, do hereby approve and accept the VACATION of the 20'x20' Well House Easement to benefit Lot 3 as shown on this plat on this ____ day of _____, 2026.

David Duffield President, Presidio Properties, LLC

ACKNOWLEDGMENT

STATE OF _____ } COUNTY OF _____ } ss

On this ____ day of _____, 2026, before me, a Notary Public in and for said State, personally appeared David Duffield, President of Presidio Properties, LLC, on behalf of 450-490 Wood River LLC, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said LLC.

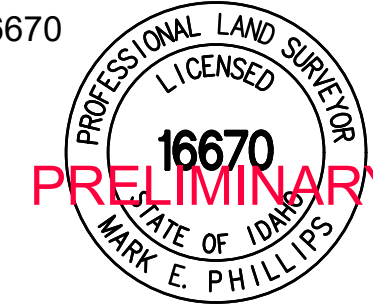
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said State Residing in _____ My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

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



BLAINE COUNTY SURVEYOR'S APPROVAL

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

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

Date _____

KETCHUM CITY COUNCIL CERTIFICATE

I, the undersigned, City Clerk, in and for the City of Ketchum, Blaine County, Idaho, do hereby certify that at a regular meeting of the City Council held on the ____ day of _____, 2026, this plat was duly accepted and approved.

City Clerk, City of Ketchum

KETCHUM CITY ENGINEER CERTIFICATE

I, the undersigned, City Engineer, in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this ____ day of _____, 2026, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

City Engineer, City of Ketchum

KETCHUM CITY PLANNER CERTIFICATE

I, the undersigned, Planner, in and for the City of Ketchum, Blaine County, Idaho, do hereby approve this plat on this ____ day of _____, 2026, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

Planner, City of Ketchum

BLAINE COUNTY TREASURER'S APPROVAL

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

Blaine County Treasurer

Date _____

BLAINE COUNTY RECORDER'S CERTIFICATE

LOT 1B & 2A, BLOCK 1, MARY'S PLACE SUBDIVISION

PHILLIPS LAND SURVEYING, PLLC HAILEY, IDAHO

2 OF 2 PROJECT: 2025-64



City of Ketchum
Planning & Building

IN RE:

Lot 1B & 2A, Block 1 Mary's Place Subdivision
Plat Amendment

Date: June 11, 2026

File Number: P26-014

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

Findings Regarding Application Filed

PROJECT: Lot 1B & 2A, Block 1 Mary's Place Subdivision

APPLICATION TYPE: Plat Amendment

FILE NUMBER: P26-014

PROPERTY OWNER: North Point Trust Company Trustee Wood River Trust.

REPRESENTATIVE: Mark Phillips, Phillips Land Surveying, PLLC

LOCATION: 430 and 440 Wood River Drive

ZONING: General Residential Low Density (GR-L)

OVERLAY: Floodplain Management Overlay District (FP)

RECORD OF PROCEEDINGS

Consistent with KMC §16.07.020.E.1, the Plat Amendment application was transmitted to city departments on April 23, 2026, including the City Engineer, Fire, Building, Utilities, and Streets departments, for review. No comments were made from city departments. The application was deemed complete on May 15, 2026. The Ketchum City Council reviewed and approved the Plat Amendment (P26-014) during their regular meeting on June 11, 2026.

A public hearing notice was mailed to all property owners within 300 feet of the project site and political subdivisions on May 20, 2026. The public hearing notice was published in the Idaho Mountain Express on May 20, 2026. The public hearing notice was posted on the city's website on May 20, 2026.

FINDINGS OF FACT

On June 11, 2026, the City Council held a public hearing and approved the Plat Amendment Application of Lot 1B & 2A, Block 1 Mary's Subdivision.

FINDINGS REGARDING PLAT AMENDMENT

The City Council found that the application complied with the Review Criteria 16.07.080.C Plat Amendment; 4. Review Criteria A-E.

a. The minor Plat Amendment does not increase the number of lots or parcels or create new lots or parcels;

FINDING: The number of lots was not found to be increased.

b. The minor Plat Amendment does not affect a recorded easement without approval of the easement holder;

FINDING: The owner of lot 3; David Duffield, President, Presidio Properties, LLC, whom the 20' x 20' well house easement is to benefit has a signature to approve the vacation on page two of the preliminary plat. Lots 1B & 2A are under common ownership; North Pont Trust Company, as Trustee of the Wood River Trust and therefore are the sole signature and benefiter of the common access easement in which they are vacating.

c. Street locations will not be changed;

FINDING: No streets were proposed to be changed.

d. The Plat Amendment will not create any nonconformities or increase the degree of nonconformity of any existing structure, use, or development standards; and e. The Plat Amendment shall comply with all other provisions of this section and other applicable provisions of the Code.

FINDING: No non-conformities were created by the plat amendment.

e. The Plat Amendment shall comply with all other provisions of this section and other applicable provisions of the Code.

FINDING: The Plat Amendment was found to comply with the underlying zoning codes in 16.020.020.D GRL Low density, 16.02.070.A Floodplain Management Overlay, and the criteria e. 16.06.050 Development and Design Standards A-P. Pertinent Design Standards are described below.

The City Council found that the applicable 16.06.050 Development and Design standards were met.

A. Lot Requirements

1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings

FINDING: The proposed building envelope set back within Lot 1B is found to comply with the adjacent lot 2A at 15' from the property line and the other building envelopes within the subdivision. This offers a 30' spacing between structures which meets the requirement of the GR-L Zoning district side set back of 5' minimum and 1' for every 3' feet of building height with the maximum height allowance at 35'. The lot size, width, depth and shape is not proposed to change.

B. Building Envelopes

1. Building envelopes shall be shown on preliminary and Final Plats when a proposed subdivision includes lot(s):

- a. In whole or in part, within the floodplain;*
- b. That contain land with a slope in excess of 25 percent, based upon natural contours ;or*
- c. Create corner lots at the intersection of two or more streets.*

FINDING: This standard complies as the inclusion of building envelopes are found within the amended plat. The lots are not corner lots. The subject lots are located partially within the floodplain, building envelopes are required pursuant to Section 16.06.050.B.1.a and that the amended plat continues to depict building envelopes consistent with these criteria.

2. The building envelopes shall be located in a manner designed to promote orderly and logical development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure.

FINDING: The council found that the proposed building envelopes continue to accommodate development consistent with applicable zoning setbacks and do not create or increase any existing nonconforming conditions. The proposed building envelopes are analogous with the underlying 16.020.020.D General Low Density Residential District zoning setback; proposing a 15-foot setback from the shared interior lot line, which exceeds the minimum side yard setback required in the GR-L District.

3. Building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses, and topographical features.

FINDING: The city council found this standard to comply. The building envelopes do not impede on access or maintenance or create adverse impacts to the environment.

4. Structures may only be built on buildable lots as defined in §16.08.020 . Building envelopes shall be established outside of hillsides of 25 percent and greater and outside of the floodway. A Subdivision Exception to this standard may only be considered for the following:

- a. *For parcels that are entirely within slopes of 25 percent or greater to create a reasonable building envelope, provided the Mountain Overlay District standards and all other City requirements are met.*
- b. *For small encroachments into or over isolated pockets of land with a slope of 25 percent or greater that are found to be in compliance with the purposes and standards of the Mountain Overlay District and this section.*

FINDING: The City Council found this standard to comply as the building envelopes are not located within the Floodway or a hillside.

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 Plat Amendment Application pursuant to Chapter 16.07.080 of Land Development Code Title 16.
3. The City of Ketchum Planning Department provided adequate notice for the review of this application.
4. The Plat Amendment application is governed under Sections 16.07.080, 16.020.020.D, 16.02.070.A and 16.06.050 of Land Development Code.
5. As conditioned, the proposed Plat Amendment meets the standards for approval under Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum City Council **approves the Plat Amendment of Lot 1B & 2A, Block 1 Mary's Place Subdivision** Application File No. P26-014 this Thursday June 11, 2026, 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.

Findings of Fact **adopted** this 11th day of June 2026.

Pete Prekeges, Mayor
City of Ketchum