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330 Topaz Street Residence) KETCHUM PLANNING AND ZONING COMMISSION
Mountain Overlay Design Review) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
) DECISION
Application File Number: 26-KET-00126)
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Date: July 16, 2026)

PROJECT: 330 Topaz Street Residence

FILE NUMBER: 26-KET-00126

APPLICATION TYPE: Mountain Overlay Design Review

ASSOCIATED APPLICATIONS: Lot Consolidation Preliminary Plat 26-KET-00135,
Preapplication Mountain Overlay Design Review P26-001

PROPERTY OWNER: Matthew & Kathryn McNeal

ARCHITECT: Gretchen Wagner, AIA, Scape Design Studio

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

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

ZONING: Limited Residential (LR)

OVERLAY: Mountain Overlay

RECORD OF PROCEEDINGS

The City of Ketchum Planning and Zoning Commission (the "Commission") considered the 330 Topaz Street Residence Mountain Overlay Design Review Application File No. 26-KET-00126 during their regular meeting on June 17, 2026. The application was considered concurrently with Lot Consolidation Preliminary Plat Application File No. 26-KET-00135 and the public hearings were combined in accordance with Idaho Code §67-6522.

A public hearing notice was mailed to all property owners within 300 feet of the project site on May 27, 2026. The notice was published in the Idaho Mountain Express on May 27, 2026. A notice was

posted on the city's website on June 2, 2026 and on the project site on June 2, 2026. The building corners were staked, all trees proposed to be removed were flagged, and the story pole was installed on the project site on June 10, 2026.

FINDINGS OF FACT

The Commission having reviewed the entire project record, provided notice, and conducted the required public hearing does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

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

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

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

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

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

Existing Conditions

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

Tax Lot 8258 is developed with an existing single-family residence originally constructed in 1930. Two existing accessory sheds located on Tax Lot 8259 are proposed to remain. Pursuant to Ketchum Municipal Code (KMC) §15.16.020, structures that are 50 years of age or older are classified as historic structures for purposes of demolition review. Because the existing residence meets this threshold, demolition is subject to the procedures in KMC §15.16.040, including a

required 60-day waiting period following publication of a notice of intent to demolish. The notice of intent to demolish was published on May 13, 2026, and the required waiting period expires on July 12, 2026.

FINDINGS REGARDING CONFORMANCE WITH DESIGN REVIEW CRITERIA

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

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

Criteria 1 & 2: Public Health, Safety, Welfare and Comprehensive Plan Conformance **Comprehensive Plan and Mountain Overlay Vision**

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

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

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

Site Context and Analysis

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

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

The Commission finds that the proposal generally conforms with the design-related goals, policies, and objectives of the Comprehensive Plan, is consistent with the purpose and intent of the

Mountain Overlay District, does not jeopardize public health, safety, or welfare, and satisfies Criteria 1 and 2 for approval.

Criteria 3: Conformance with Applicable Code Standards

Zoning and Dimensional Standards

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

Topaz Street, Easements, and Turnaround Areas

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

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

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

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

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

The submitted Preliminary Plat does not currently depict all easements necessary to serve the development. Specifically, the plat does not clearly identify and dimension the proposed turnaround easement area associated with emergency access, fire apparatus operations, snowplow operations, and roadway maintenance at the terminus of Topaz Street. The turnaround configuration is shown in the project plans, including the hammerhead turnaround depicted on Sheet L110, associated

landscape improvements shown on Sheet L120, grass-pave treatment shown on Sheet L122, and supporting civil engineering drawings; however, the easement area itself must also be reflected on the Preliminary Plat.

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

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

Irrigation Conveyances

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

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

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

Prior to issuance of a building permit, the applicant shall also provide written authorization from the owners or holders of any affected conveyance rights, including the Reinheimer Ditch owners and

any other party possessing a legal interest in the affected irrigation facilities, authorizing the proposed relocation, piping, modification, or alteration of the conveyances as required by LDC §16.06.050.F.5.

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

Mountain Overlay Standards

The Commission finds that the proposed project complies with the applicable Mountain Overlay standards and is consistent with the purpose of the Mountain Overlay District to minimize hillside disturbance, preserve natural landforms and vegetation where feasible, reduce visual impacts, and direct development to the most suitable portions of a site.

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

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

Design Review Standards

The Commission reviewed the proposed residence for compliance with the applicable Design Review standards in LDC §16.04.080.C and finds that the project is generally consistent with the standards related to building massing, scale, architectural character, and neighborhood compatibility.

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

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

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

FINDINGS REGARDING COMPLIANCE WITH ZONING & DIMENSIONAL STANDARDS

Zoning and Dimensional Standards Evaluation		
Land Development Code Section	Zoning and Dimensional Standards & Commission Findings	
16.02.020.A.2	Minimum Lot Area Required: 9,000 square feet minimum	Conformance YES
Commission Findings	Existing Tax Lot 8258: 12,836 square feet (0.29 acres) Tax Lot 8259: 5,828 square feet (0.13 acres) Proposed Consolidated Lot Area: 18,678 square feet (0.42 acres) The proposed lot consolidation combines an existing conforming lot and an existing substandard lot into a single parcel containing 18,678 square feet. The resulting parcel exceeds the minimum 9,000-square-foot lot area required in the LR Zone and eliminates a longstanding substandard lot.	
16.02.020.A.2	Building Coverage Maximum Permitted: 35%	Conformance YES
Commission Findings	22% (4,183 square feet building coverage/ 18,678 square feet lot area) The Commission finds the proposed residence complies with the maximum 35% building coverage standard. The proposed lot consolidation is not necessary to achieve compliance with building coverage requirements, as the residence would remain below the maximum permitted building coverage even without consolidation.	
16.02.020.A.2	Minimum Required Setbacks Front: 15' Side: > of 1' for every 2' in building height = 15'-2" Rear: 20'	Conformance YES
Commission Findings	Front (Topaz Street): 15'-2" Side (east): 15'-2" Side (west): 31'-6" Rear (Garnet Street): 89'-10" The proposed residence complies with all required setbacks of the LR Zone. The primary purpose of the lot consolidation is to eliminate an internal property line that would otherwise cause the residence to encroach into the required rear setback. Following consolidation, the residence exceeds the required 20-foot rear setback by approximately 70 feet.	
16.02.020.A.2	Building Height Maximum Permitted: 35 feet	Conformance YES
Commission Findings	30'-4"	
16.04.020.C.12.i.2	Driveway Width - Minimum: The unobstructed, all weather surface of a private driveway shall not be less than 12 feet. - Maximum: The unobstructed, all weather surface of a private driveway shall not be greater than 35 percent of the linear footage of any street frontage or 30 feet, whichever is less, unless otherwise approved by the City Engineer.	Conformance YES
Commission Findings	Proposed driveway width is approximately 24.5 feet, which exceeds the minimum required width of 12 feet and remains below the maximum permitted width. The	

	driveway occupies approximately 16 percent of the property's Topaz Street frontage, which is below the maximum allowed by the Land Development Code.	
16.04.050.E	Parking Spaces One-Family Dwelling Unit in Residential Districts: 2 parking spaces per one-family dwelling unit	Conformance YES
Commission Findings	Two enclosed parking spaces are provided within the attached garage, satisfying the minimum parking requirement for a single-family residence.	
16.04.090.D	Dark Skies: Lighting Standards • Color Temperature: All exterior lighting shall use light sources not to exceed 2,700 Kelvin. • Lighting Fixtures: All exterior lighting fixtures shall be full cutoff fixtures with the light source fully shielded, except as exempted in this section.	Conformance YES
Commission Findings	The submitted lighting plan indicates that all exterior lighting fixtures are full-cutoff fixtures with fully shielded light sources and color temperatures not exceeding 2700 Kelvin. The Commission finds the proposed lighting complies with the City's Dark Sky standards and will minimize off-site light spill and glare.	

FINDINGS REGARDING COMPLIANCE WITH MOUNTAIN OVERLAY DISTRICT STANDARDS

Mountain Overlay District Standards (LDC §16.02.070.D.5)		
Land Development Code Section	Mountain Overlay District Standard & Commission Findings	
16.02.070.D.5.a	There shall be no building on ridges or knolls which would have a material visual impact on a significant skyline visible from a public vantage point entering the City or within the City. "Material", as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.	Conformance YES
Commission Findings	The proposed residence is located on a previously developed residential site that lies below surrounding hillside features and is not situated on a prominent ridgeline, knoll, or skyline visible from public vantage points entering or within the City. Existing and proposed development is concentrated within the lower, previously disturbed portion of the property and remains subordinate to the surrounding topography. The Commission reviewed the submitted site plans, grading plans, building elevations, and visual information and finds that the proposed residence will not project above a significant ridgeline or skyline when viewed from public streets or other public vantage points. Existing vegetation, intervening development, and the site's position below surrounding hillside landforms further reduce visibility of the structure. The Commission finds the proposal will not result in a material visual impact to a significant skyline and complies with Section 16.02.070.D.5.a.	
16.02.070.D.5.b	Building, excavating, filling and vegetation disturbance on hillsides which would have a material visual impact visible from a public vantage point entering the City or within the City is minimized. Material, as the term is used herein, shall be construed in light of the magnitude of the negative impact on the objectives of this section.	Conformance YES
Commission Findings	The proposed residence, associated grading, and site improvements are located within a previously developed and disturbed residential site. While the project includes excavation, grading, and vegetation disturbance necessary to accommodate redevelopment of the property, the proposed improvements are concentrated within the existing developed area and do not extend onto prominent ridgelines, hilltops, or other visually sensitive hillside features.	

	The applicant has incorporated measures to minimize visual impacts, including siting the residence below surrounding hillside landforms, retaining existing vegetation where feasible, limiting disturbance to defined construction areas, and revegetating disturbed portions of the site. The proposal also includes removal of overhead utility lines, reduction of existing paved surfaces, and restoration of portions of the property following construction. The Commission finds that the proposed redevelopment is concentrated within previously disturbed portions of the property and avoids expansion into undisturbed hillside terrain. The project includes removal of unnecessary paved surfaces, restoration and revegetation of disturbed areas, and undergrounding of utilities. Given the site's existing developed condition and the limited extent of additional disturbance, The Commission finds that building, excavation, filling, and vegetation disturbance have been reasonably minimized and will not result in a material visual impact visible from public vantage points entering or within the City.	
16.02.070.D.5.c	Driveway standards as well as other applicable standards contained in §16.04.020.A shall be met.	Conformance YES
Commission Findings	The proposed development will continue to utilize access from Topaz Street through a driveway that has been reviewed as part of the associated site development and Mountain Overlay Design Review applications. The driveway has been designed to accommodate safe vehicular access while responding to the site's topography and minimizing disturbance within the Mountain Overlay District. The plans provide adequate access for emergency services, including a fire apparatus turnaround, and demonstrate sufficient space for vehicle circulation and access within the site consistent with applicable City requirements. The proposal consolidates access onto a single driveway from Topaz Street and eliminates the need for separate access to Tax Lot 8259 from Garnet Street, reducing the potential for additional hillside disturbance and access improvements. The Commission has reviewed the proposed driveway design and finds that it complies with the driveway standards and other applicable site design requirements contained in Section 16.04.020.A. Therefore, the proposal complies with Section 16.02.070.D.5.c.	
16.02.070.D.5.d	All development shall have access for fire and other emergency vehicles to within one hundred fifty feet (150') of the furthest exterior wall of any building.	Conformance YES
Commission Findings	The proposed residence is served by an existing driveway connection to Topaz Street that has been reviewed in conjunction with the associated site development and Mountain Overlay Design Review applications. The plans include a fire apparatus turnaround and provide emergency vehicle access to the residence consistent with City and Fire Department requirements. Based on the submitted site plan and access improvements, fire and other emergency vehicles can access the site and reach within one hundred fifty feet (150') of the furthest exterior wall of the proposed residence. The proposal also consolidates access onto a single driveway from Topaz Street, eliminating the need for separate access from Garnet Street and reducing the potential for additional hillside disturbance associated with access improvements.	

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

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

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

Commission Findings	Review of the submitted site plans and building plans indicates that no below-grade structures are proposed to encroach into required setback areas. Accordingly, the provisions governing below-grade setback encroachments are not applicable to the proposed development.
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FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

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

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

	retained on-site. The proposed drainage system has been reviewed by the City Engineer, who determined that the project is capable of meeting applicable City drainage requirements and standards. The project includes drainage improvements necessary to serve the development and address runoff from new impervious surfaces. Any required drainage facilities located adjacent to access improvements will be constructed in accordance with City standards and subject to final engineering review. The City Engineer may require additional drainage improvements as necessary to address site-specific conditions during final engineering and building permit review. The Commission finds the proposed development is capable of retaining stormwater on-site and providing drainage improvements consistent with City standards. Therefore, the proposal complies with Sections 16.04.080.C.3 and 16.04.060.A.1. The property contains the existing McCoy and Reinheimer irrigation conveyances. The applicant proposes to relocate portions of these conveyances to accommodate the proposed residence. Final design of the conveyance relocation shall be subject to review and approval by the Planning Department, Water Supervisor, Public Works Director, and City Engineer prior to issuance of a building permit. The applicant shall demonstrate that the relocated conveyances maintain existing hydraulic capacity and will not adversely affect upstream or downstream properties.	
16.04.060.A.2 Utilities	a. All utilities necessary for the development shall be improved and installed at the sole expense of the applicant. b. Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.	Conformance YES
Commission Findings	The proposed development will be served by public water, sewer, electric, and communication utilities. All utility improvements necessary to serve the development, including utility relocation, extension, connection, and installation, shall be completed at the sole expense of the applicant. The submitted plans provide for underground installation of utility infrastructure serving the site. Existing overhead utility lines will be removed and replaced with underground service, and utility, power, and communication lines within the development site will be concealed from public view. Final utility design and installation will be reviewed through the engineering and building permit processes to ensure compliance with applicable City and utility provider requirements. The Commission finds the proposed development is capable of meeting all applicable utility requirements and complies with Section 16.04.060.A.2.	
16.04.060.A.3 Snow Storage	a. Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas. b. Snow storage areas shall be provided on site. c. A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet. d. In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed. e. All surface parking lots shall be designed with either snowmelt to facilitate the removal of snow or a storage area for plowed snow.	Conformance YES

	The storage area shall be 150 square feet for every 55 feet of linear lot width of the surface parking lot.	
Commission Findings	The submitted site plan identifies designated on-site snow storage areas intended to accommodate snow removed from driveways, parking areas, pedestrian circulation areas, and other improved surfaces. The proposed snow storage areas have been reviewed by the City Engineer and Streets Department and are sufficient to serve the development. Snow storage is provided on-site and is integrated into the overall site design to avoid impacts to adjacent properties, access routes, utilities, and drainage facilities. The plans demonstrate that designated snow storage areas meet the minimum dimensional requirements of the Land Development Code and are appropriately located to facilitate snow management during winter conditions. Any modifications required by the City Engineer to address site-specific conditions or operational considerations will be incorporated through final engineering and building permit review. The Commission finds the project provides adequate on-site snow storage consistent with City standards and complies with Section 16.04.060.A.3.	
16.04.060.A.4 Landscaping	a. Landscaping is required for all projects. b. Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation, and aspect, and shall serve to enhance and complement the neighborhood and townscape. c. All trees, shrubs, grasses, and perennials shall be drought tolerant. Native species are recommended but not required. d. Landscaping in the riparian zone shall meet all requirements for planting in the floodplain as provided in the approval criteria for Floodplain Development Permits in §16.07.050.D.3, Review Criteria.	Conformance YES
Commission Findings	The applicant has submitted a landscape plan providing landscaping throughout the developed portions of the site, including revegetation of disturbed areas following construction. The proposed landscape design incorporates a combination of trees, shrubs, grasses, and other plant materials intended to complement the character of the surrounding neighborhood and hillside setting. The proposed plant palette has been selected to be compatible with the site's environmental conditions, including its topography, exposure, and soil characteristics. Landscape materials consist of drought-tolerant species appropriate for the local climate, and disturbed areas outside of maintained landscape areas will be revegetated with plant materials that are compatible with the surrounding natural environment. Existing vegetation will be retained where feasible to reduce disturbance and maintain the site's established character. The subject property does not contain mapped riparian areas subject to the floodplain planting standards of Section 16.07.050.D.3. Therefore, subsection (d) is not applicable to the project. The Commission finds the proposed landscaping is consistent with the requirements of Section 16.04.060.A.4. The landscape plan will enhance the site's appearance, support revegetation of disturbed areas, and further the Mountain Overlay objective of restoring portions of the property following redevelopment.	

16.04.080.C.4.b Compatibility of Design	Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.	Conformance N/A
Commission Findings	The Commission reviewed the subject property and the submitted application materials and found no significant landmarks that provide historical or cultural importance to the neighborhood or community. As no significant landmark resources have been identified on the site, this standard is not applicable to the proposed development.	
16.04.080.C.4.c Compatibility of Design	Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.	Conformance N/A
Commission Findings	This standard applies to additions to buildings constructed prior to 1940. The proposed project involves demolition of the existing residence and construction of a new single-family residence rather than an addition to an existing pre-1940 structure. Therefore, this standard is not applicable to the proposed development.	
16.04.080.C.5.a Architectural	Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.	Conformance YES
Commission Findings	The subject property is located within the Limited Residential (LR) zoning district, where sidewalk installation is not required. Therefore, the requirement to provide pedestrian access to the nearest sidewalk is not applicable to the project. The proposed residence includes a clearly identifiable primary entrance oriented toward the front of the structure and connected to the driveway and site circulation system by pedestrian walkways. The Commission finds the building entry is clearly defined and complies with the intent of this standard.	
16.04.080.C.5.b Architectural	The building character shall be clearly defined by use of architectural features.	Conformance YES
Commission Findings	The proposed residence incorporates articulated building massing, varied roof forms, covered porch and colonnade elements, changes in wall planes, and a coordinated palette of natural materials. These architectural features establish a clear building character while reducing the perceived scale and mass of the structure. The Commission finds the proposed residence exhibits a cohesive architectural expression that is compatible with the mountain residential character of the surrounding neighborhood and complies with Section 16.04.080.C.5.b.	
16.04.080.C.5.c Architectural	There shall be continuity of materials, colors and signing within the project.	Conformance YES
Commission Findings	The proposed residence utilizes a coordinated palette of exterior materials, colors, and architectural details that are applied consistently throughout the development. Exterior finishes, including siding, accents, roofing materials, trim, and other architectural elements, are integrated into a cohesive design that establishes visual continuity across all building elevations. No signage is proposed as part of the residential development. The Commission finds the project demonstrates continuity of materials and colors throughout the site and building design and complies with Section 16.04.080.C.5.c.	
16.04.080.C.5.d Architectural	Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.	Conformance YES
Commission Findings	The proposed retaining walls, fencing, landscape features, and other site improvements have been designed to complement the architectural character of the residence through	

	the use of compatible materials, colors, and textures. The Commission finds the proposed site improvements are integrated with the overall project design and comply with Section 16.04.080.C.5.d.	
16.04.080.C.5.e Architectural	Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.	Conformance YES
Commission Findings	The proposed residence utilizes varied roof forms, changes in wall planes, covered architectural elements, and a combination of one-story and two-story building components to reduce the appearance of bulk and flatness. These design elements break the building into smaller visual components and help maintain compatibility with surrounding residential development. The Commission finds the proposal complies with Section 16.04.080.C.5.e.	
16.04.080.C.5.f Architectural	Building(s) shall orient toward their primary street frontage.	Conformance YES
Commission Findings	The residence is oriented toward Topaz Street, which functions as the property's primary frontage and access point. The primary entrance and principal building elevations address Topaz Street and establish a clear relationship between the residence and the street. The Commission finds the proposal complies with Section 16.04.080.C.5.f.	
16.04.080.C.5.g Architectural	Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.	Conformance YES
Commission Findings	The proposed residence does not include any alley frontage. Refuse and recycling containers will be stored within the attached garage and will not be visible from the public right-of-way or adjacent properties. No satellite receivers are proposed as part of the project. The Commission finds that garbage storage areas are adequately screened from public view and that the project complies with Section 16.04.080.C.5.g.	
16.04.080.C.5.h Architectural	Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.	Conformance YES
Commission Findings	The proposed residence incorporates roof overhangs, covered entry features, and other architectural elements designed to direct snow and water runoff away from building entrances, pedestrian walkways, and gathering areas. The site and building design provide for controlled drainage and snow management within the property and are not expected to direct snow slide or roof runoff onto adjacent properties. Compliance with applicable building code requirements related to roof drainage, snow loads, and snow retention measures will be verified during building permit review. The Commission finds the proposed design includes appropriate weather protection measures and complies with Section 16.04.080.C.5.h.	
16.04.080.C.6.a Circulation Design	Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.	Conformance YES
Commission Findings	The proposed development includes pedestrian connections between the residence, driveway, parking areas, and outdoor spaces. The subject property is not adjacent to any existing public pedestrian pathways, bicycle facilities, equestrian trails, or designated pathway easements, and no adopted plans identify future pedestrian, bicycle, or equestrian connections through the site.	

	The Commission finds the proposed driveway, circulation areas, and fire apparatus turnaround provide safe access for residents, visitors, and emergency responders. The project will continue to utilize the existing access from Topaz Street and is not anticipated to adversely affect traffic circulation or safety. Therefore, the proposal complies with Section 16.04.080.C.6.c.	
16.04.080.C.6.b Circulation Design	Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.	Conformance N/A
Commission Findings	No awnings are proposed to extend over a public sidewalk or public right-of-way as part of the project. Therefore, the standards governing awnings projecting over public sidewalks are not applicable to the proposed development.	
16.04.080.C.6.c Circulation Design	Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.	Conformance YES
Commission Findings	The proposed development will continue to utilize the existing access from Topaz Street and includes improvements to the driveway, vehicle circulation areas, and fire apparatus turnaround. The site plan provides for safe vehicular ingress and egress, adequate maneuvering space within the site, and emergency vehicle access consistent with applicable City and Fire Department requirements. Pedestrian circulation is accommodated through walkways connecting the residence to parking and outdoor areas. No designated bicycle or equestrian facilities exist adjacent to the property, and the project will not interfere with any existing or anticipated bicycle or equestrian routes. The access configuration has been reviewed by City staff and provides adequate sight distance for vehicles entering and exiting the site. Any required addressing, traffic control, or safety signage will be installed in accordance with applicable City and Fire Department requirements. The Commission finds that traffic circulation within the site and at its connection to Topaz Street has been designed to function safely for anticipated users and complies with Section 16.04.080.C.6.c.	
16.04.080.C.6.d Circulation Design	Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.	Conformance YES
Commission Findings	The proposed development will continue to utilize the existing access location from Topaz Street. Review of the submitted site plan indicates that the driveway entrance is not located within 20 feet of an intersection of two or more streets. No new curb cuts are proposed as part of the project. The access configuration has been reviewed by City staff provides adequate separation from nearby intersections to maintain safe vehicle movements and sight distance. The Commission finds the proposed driveway access complies with the minimum spacing requirements of this section and that no additional separation distance is necessary based on site conditions or traffic considerations. Therefore, the proposal complies with Section 16.04.080.C.6.d.	
16.04.080.C.6.e Circulation Design	Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.	Conformance YES

Commission Findings	The proposed development includes a driveway, vehicle circulation areas, and a fire apparatus turnaround designed to provide access throughout the site for emergency responders and service vehicles. The access configuration has been reviewed by the City Engineer, Streets Department, and Ketchum Fire Department and is designed to accommodate fire apparatus, snowplows, garbage collection vehicles, and other service vehicles requiring access to the property. The project also includes a 15-foot-wide easement along the historically maintained portion of Topaz Street to accommodate snow storage, drainage, roadway maintenance, and emergency access. The proposed access and turnaround areas provide adequate maneuvering space and unobstructed access to the residence and associated site improvements. The Commission finds the proposed driveway, circulation areas, and fire apparatus turnaround provide adequate access for emergency responders, snowplows, garbage trucks, and similar service vehicles. Prior to City Council review of the Preliminary Plat, the applicant shall revise the plat to identify and dedicate the proposed turnaround easement. Subject to this condition, the proposal complies with Section 16.04.080.C.6.e.	
16.04.080.C.7 Public Amenities	Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Streets and Facilities Department prior to Design Review approval from the Planning and Zoning Commission.	Conformance N/A
Commission Findings	Pedestrian amenities are required only in conjunction with projects where sidewalks are required. As discussed under Section 16.04.080.C.2, sidewalk installation is not required for the proposed development. Therefore, the requirement to provide pedestrian amenities such as benches, kiosks, bus shelters, trash receptacles, fountains, public art, or similar features is not applicable to this project.	
16.04.080.C.8.a Underground Encroachments	Encroachments of underground building(s) or portions of building(s) into required setbacks are subject to 16.02.070.A.10 and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.	Conformance N/A
Commission Findings	Review of the submitted site plans and building plans indicates that no underground portions of the proposed residence or associated structures are proposed to encroach into required setback areas. Accordingly, the provisions governing underground setback encroachments are not applicable to the proposed development. The Commission finds that no underground encroachments into required setbacks are proposed and that the project complies with Section 16.04.080.C.8.a.	
16.04.080.C.8.b Underground Encroachments	No below grade structure shall be permitted to encroach into the riparian setback.	Conformance N/A
Commission Findings	The subject property does not contain a riparian area or riparian setback. In addition, no below-grade structures are proposed within any area that would be subject to riparian setback requirements. Therefore, this standard is not applicable to the proposed development. The Commission finds the project complies with Section 16.04.080.C.8.b.	

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 Land Development Code ("LDC") 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 Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant's Design Review Application pursuant to §16.07.030.C of the Land Development Code.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Land Development Code §16.07.020.E.6.
4. As conditioned, the 330 Topaz Street Mountain Overlay Design Review Application File No. 26-KET-00126 meets all applicable standards specified in the Land Development Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **approves** this Mountain Overlay Design Review Application File No. 26-KET-00126 this Thursday, July 16, 2026 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Mountain Overlay Design Review approval is based on the plans and supporting materials submitted with the application and approved by the Planning and Zoning Commission on June 17, 2026, included as Exhibit A. The building permit plans shall substantially conform to the approved plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies that do not conform to the approved plans may be subject to correction or removal.
2. This Mountain Overlay Design Review approval is subject to approval of the 330 Topaz Street Lot Consolidation Preliminary Plat and Subdivision Exception (Application File #26-KET-00135) by the City Council.
3. Prior to issuance of a building permit, the applicant shall submit final civil engineering drawings prepared by an engineer licensed in the State of Idaho for review and approval by the City Engineer. The final civil plans shall include all drainage, grading, utility, roadway, and right-of-way improvements associated with the project.
4. Prior to issuance of a building permit, the applicant shall submit a final irrigation conveyance relocation plan prepared and stamped by an Idaho licensed professional engineer for review and approval by the Planning Department, Water Supervisor, Public Works Director, and City Engineer. The final irrigation conveyance relocation plan shall demonstrate that the proposed relocation maintains uninterrupted gravity conveyance, provides equivalent or greater hydraulic capacity than the existing system, will not impede the conveyance of irrigation water, seasonal runoff, or other flows currently conveyed through the system, and will not adversely affect upstream or downstream properties. Prior to issuance of a building permit, the applicant shall execute all easements, maintenance agreements, indemnification

agreements, and other documents required by the City Attorney establishing responsibility for future maintenance, repair, blockage, overflow, or failure of the relocated conveyance system by the property owner and their successors and assigns and shall provide written authorization from any affected conveyance owners or holders of conveyance interests as required by LDC §16.06.050.F.5.

5. Prior to issuance of a building permit, the property owner shall execute an agreement, in a form approved by the City Attorney and approved by City Council, acknowledging that the City of Ketchum shall not be responsible for damage to the grass-pave turnaround area resulting from snow removal operations, roadway maintenance activities, emergency response activities, or other City operations within the dedicated turnaround easement area.
6. The limits of disturbance shall be identified on the construction activity plan submitted at the time of building permit and shall be protected by construction fencing or other measures approved by the Planning Department for the duration of construction.
7. The existing residence shall not be demolished until all requirements of KMC Chapter 15.16 have been satisfied and a demolition permit has been issued by the City.
8. The term of this Design Review approval shall be twelve (12) months from the date the Findings of Fact, Conclusions of Law, and Decision are adopted by the Planning and Zoning Commission, or upon appeal, the date approval is granted by the City Council, subject to applicable code provisions governing expiration and extensions.
9. In addition to the requirements set forth in this approval, the project shall comply with all applicable local, state, and federal laws, regulations, permits, and agency requirements.

Findings of Fact adopted this 16th day of July 2026.

Brenda Moczygemba, Vice Chair
City of Ketchum
Planning and Zoning Commission

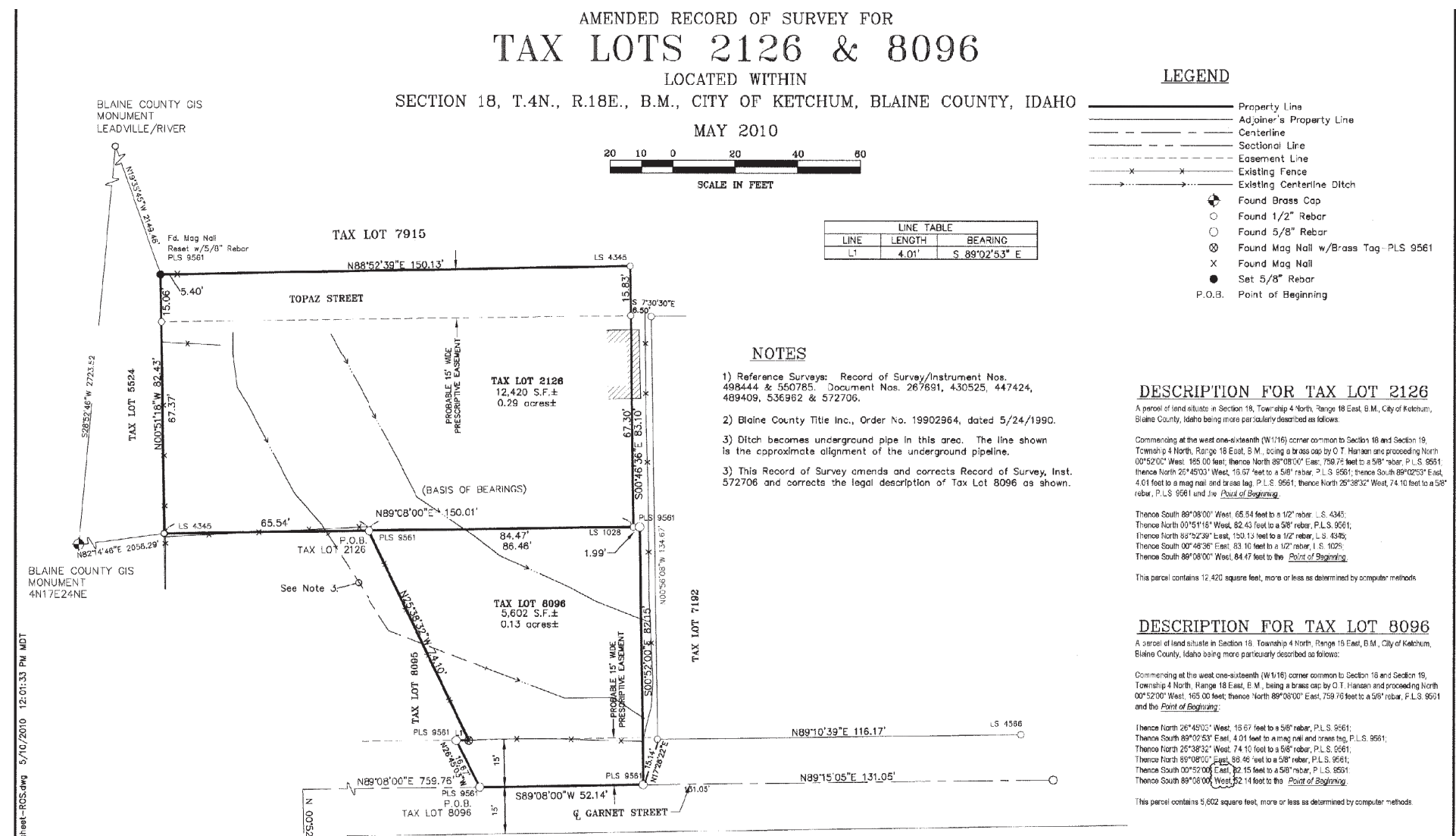
Exhibit A

Mountain Overlay Design Review Plan Set

VICINITY MAP



PLAT MAP (not to scale)



GENERAL NOTES

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

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

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

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

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

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

ABBREVIATIONS

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

REFERENCE IMAGE (not to scale)



BUILDING DATA

CODE:	2018 International Residential Code, as adopted by the City of Ketchum 2018 International Fire Code, as adopted by the City of Ketchum 2018 International Energy Conservation Code, as adopted by the City of Ketchum 2018 International Swimming Pool & Spa Code as adopted by Blaine County		
ADDRESS:	330 Topaz Sheet, Ketchum, ID 83340		
LEGAL DESCRIPTION:	KETCHUM FR SESW TL 8258 & 8259 SEC 18 4N 18E Tax Lots 2126 & 8096		
PARCEL NUMBER:	RPK4N180180358		
ZONE:	LR, LIMITED RESIDENTIAL		
OCCUPANCY:	R- 3		
CONSTRUCTION:	Type V		
SQUARE FOOTAGE:	First Level		2,740 SF
	Second Level		1,053 SF
	Partial Basement		476 SF
	Bonus (Over Garage)		775 SF
	Garage		779 SF
	Total square footage		5,823 SF
BUILDING HEIGHT:	Allowable 35'-0"	Proposed	30'-4"
	Proposed height from lowest of adjacent existing, natural or finished grade. See building height setback diagram.		
SETBACKS	Front yard	Allowable 15'-0"	Proposed 15'-2 1/4"
	Side yard, E	Allowable 15'-2"	Proposed 15'-2"
	Side yards, W	Allowable 15'-2"	Proposed 31'-6"
	Rear yard *	Allowable 20'-0"	Proposed 89'-10"
	*from Garnet Street (consolidated lot)		
LOT COVERAGE:	Lot area (per proposed lot consolidation)		± 18,678 SF
	Total proposed building footprint		3,995 SF
	Existing Sheds:		188 SF
	TOTAL		4,183 SF
	Total proposed lot coverage of consolidated lot of original lot		22% 31.1%

CONTACTS

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Civil Engineer

Galena-Benchmark Engineering Inc.
100 Bell Drive, Suite C
Ketchum, ID 83340
208.726.9512
Contact: Rob Breier
rob@galena-benchmark.com

General Contractor

SUN VALLEY CUSTOM BUILDERS
PO Box 3233
131 West 6th Street
Ketchum, ID 83340
208.726.4843 tel
Contact: Robin Story
robin@svcustombuilders.com

Landscape Architect

FORM Studio
PO Box 5136
Ketchum, ID 83340
208.720.2089 tel
Contact: Ashley Boano
ash@ashboard.com

Energy Consultant

Reuter Greenworks, LLC
PO Box 4714, Ketchum, ID 83340
208.721.2922 tel
Contact: John Reuter
john@idahogreenworks.com

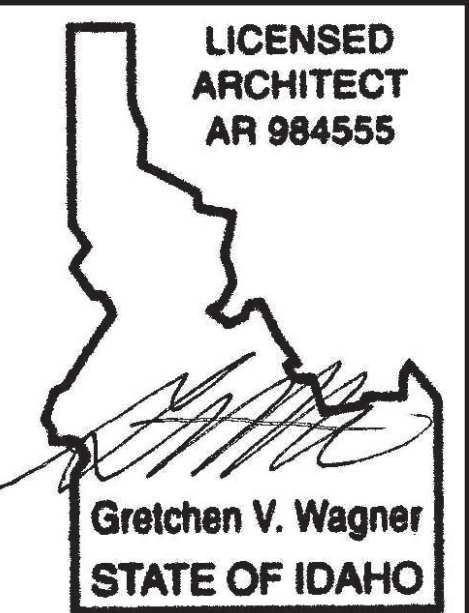
Soils + Septic Engineer

Butler and Associates
PO Box 1034
Ketchum, ID 83340
208.720.6432 tel
Contact: Steve Butler
svgeotech@gmail.com

DRAWING INDEX

DESIGN REVIEW DRAWING SET

A000	COVER SHEET
A010	3D PERSPECTIVE + CONTEXT COMPILATION
C100	CIVIL SITE PLAN
C200	TOPOGRAPHIC SURVEY
L100	EXISTING CONDITIONS AND DEMOLITION
L110	SITE PLAN
L120	LANDSCAPE PLAN
L121	MATERIALS
L122	SPECIFICATIONS
L130	GRADING PLAN (DESIGN INTENT)
L140	CONSTRUCTION ACTIVITY PLAN
A100	MECHANICAL BASEMENT FLOOR PLAN
A100R	MECH BASEMENT REFLECTED CEILING PLAN
A110	FIRST LEVEL FLOOR PLAN
A110R	FIRST LEVEL REFLECTED CEILING PLAN
A120	SECOND LEVEL FLOOR PLAN
A120R	SECOND LEVEL REFLECTED CEILING PLAN
A130	ROOF PLAN
A210	PROPOSED EXTERIOR ELEVATIONS
A220	PROPOSED EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A310	BUILDING SECTIONS
A320	BUILDING SECTIONS
A330	BUILDING SECTIONS
A610	DOOR & WINDOW SCHEDULES
AE000	ELECTRICAL AND LIGHTING LEGEND
AE100	MECH BASEMENT ELECTRICAL PLAN
AE110	FIRST LEVEL ELECTRICAL PLAN
AE120	SECOND LEVEL ELECTRICAL PLAN
AE200	MECH BASEMENT LIGHTING PLAN
AE210	FIRST LEVEL LIGHTING PLAN
AE220	SECOND LEVEL LIGHTING PLAN

[illegible]

PRELIMINARY :
NOT FOR CONSTRUCTION

MCNEAL

Residence

330 TOPAZ STREET
KETCHUM, ID



gretchen v. wagne

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208.622.7227
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scapedesignstudio.com

A000

COVER
SHEET
NOT TO SCALE

S01 SAWCUT EXISTING ASPHALT, 2' MIN FROM EXISTING EDGE.

S02 ASPHALT ROAD AND DRIVEWAY, COK TYPEK STREET ASPHALT SECTION STANDARD DETAIL X / CXX.

S03 FIRE TRUCK RATED GRASS PAVE BLOCKS. SEE LANDSCAPE PLANS FOR MORE DETAIL.

S04 REPAIR 3/4" GRAVEL TURN AROUND ROAD SURF/CURB, COK TYPICAL GRAVEL SECTION DETAIL X / CXX.

S05 PROPOSED GRADING CONTOURS AT 5' & 1' INTERVALS

S06 DRAINAGE FLOWLINE
 a. DRAINAGE SWALE: SEE DETAIL 8' C/1.10.
 b. DRYWELL DESIGNED TO OVERFLOW INTO R.O.W.

S07 DRYWELLS WITH 24" LB SIZE AND DEPTH MAY VARY BASED ON GEOTECH REPORT CONC. CONDUCTED DETAIL X / CXX.
 a. 8" DIA. X 10' D DW
 RIM = 5832.25
 b. 8" DIA X 12' D DW
 RIM = 5827.25
 c. 8" DIA X 10' D DW
 RIM = 5834.75

S08 INSTALL 12" LANDSCAPE CATCH BASINS WITH 1FT MIN SLUMP DETAIL X / CXX.
 a. 12" CATCH BASIN
 RIM = 5832.75
 b. 12" CATCH BASIN
 RIM = 5836.25
 c. 12" CATCH BASIN
 RIM = 5833.75
 d. 12" CATCH BASIN
 RIM = 5834.25
 e. 12" CATCH BASIN
 RIM = 5837
 f. 12" CATCH BASIN
 RIM = 5833.9
 g. 12" CATCH BASIN
 RIM = 5835.5
 h. 12" CATCH BASIN
 RIM = 5834.45

S09 INSTALL ADS-N-12 STORM DRAIN PIPE WITH A MINIMUM SLOPE OF 2.0%.
 a. 8" ADS-N-12 STORM PIPE
 b. 4" ADS-N-12 STORM PIPE
 PIPE LOCATION MAY VARY.

S04a CORRUGATED GALVANIZED STEEL METAL PIPE FOR IRRIGATION CONVEYANCE: 1" MINIMUM COVER.
 a. CONNECT TO EXISTING PIPE WITH CONCRETE CURE
 b. 36" CMP 16-GAUGE
 c. 24" CMP CLEAREOUT PORT WITH COVER
 d. 24" CMP 16-GAUGE.

S06 FOUNDATION DRAINAGE TO BE FIELD DESIGNED BY GEOTECH ENGINEER.

S06b DOWNSPOUT LOCATIONS MAY VARY.

U001 CONNECT TO EXISTING "I" WATER SERVICE LINE AND INSTALL NEW "I" SERVICE LINE. UTILIZE EXISTING WATER METER VAULT AND METER. COORDINATE WATER ACTIVITY WITH THE CITY OF KETCHUM WATER DEPT. DETAIL 3/C 11.0. ENTIRE SERVICE LINE MAY NEED REPLACEMENT IF EXISTING MATERIAL IS NOT POLY PIPE.

U002 CUT EXISTING SEWER SERVICE AND INSTALL NEW 4" PVC SEWER SERVICE. MAINTAIN MIN OF 2% SLOPE. COORDINATE WITH THE CITY OF KETCHUM SEWER DEPARTMENT. DETAIL 3/C 11.0.

U003 4" SEWER SERVICE CLEANOUT. REFER TO IPSWC STANDARD 4" TRAFFIC RATED CLEAN OUT SD-506A.

U004 POWER UTILITY. LOCATION OF NEW LINES AND DEVICES TO BE COORDINATED WITH IDAHO POWER COMPANY.

- a. ELECTRIC POWER MAIN LINE.
- b. ELECTRIC TRANSFORMER.
- c. ELECTRIC SERVICE.
- d. ELECTRIC METER.

U005 GAS UTILITY. LOCATION OF LINES AND DEVICES TO BE COORDINATED AND CONFIRMED BY INTERMOUNTAIN GAS.

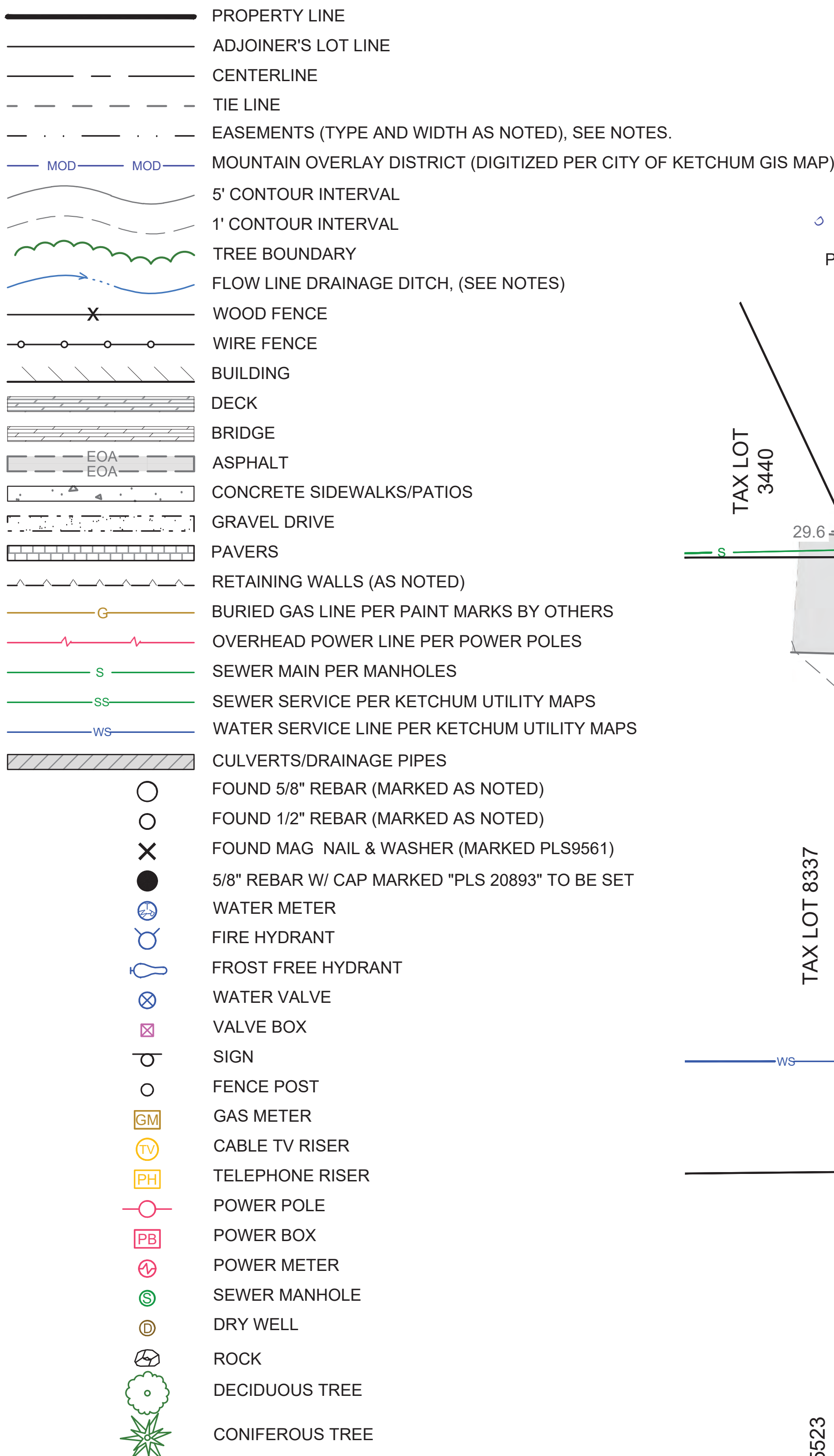
- a. PROPOSED GAS SERVICE LINE LOCATION.
- b. PROPOSED GAS METER LOCATION.

GS GAS MAIN LOCATION. USE CITY OF KETCHUM COORDINATE SERVICE CONNECTION TO MAIN WITH INTERMOUNTAIN GAS.

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

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

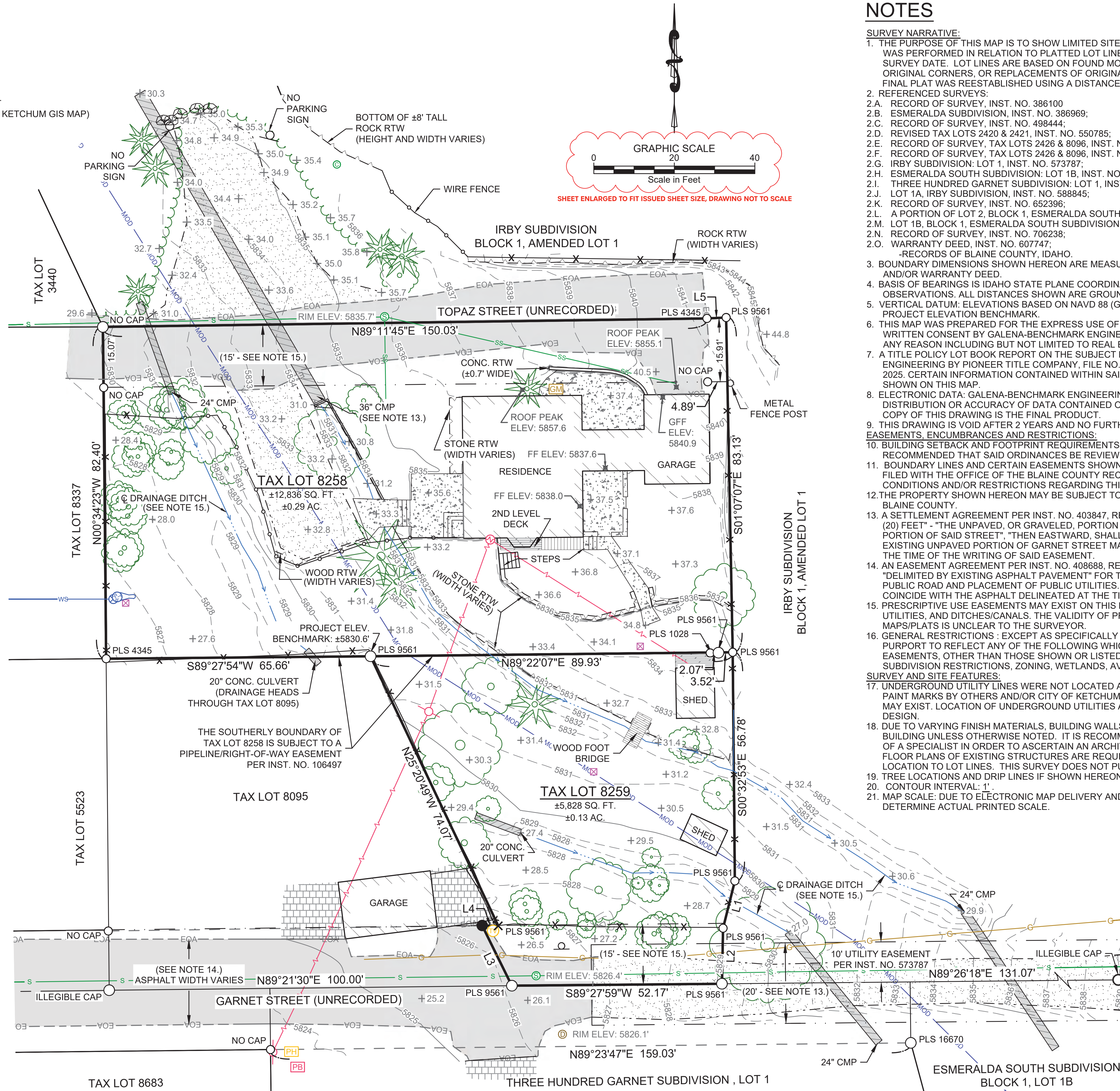
LEGEND



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

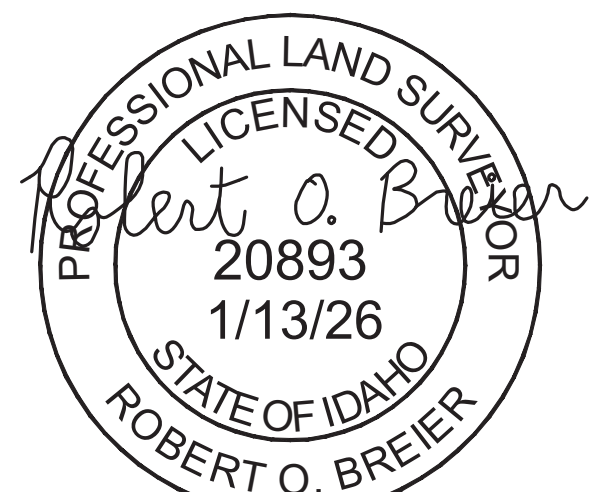
LINE TABLE

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



NOTES

- SURVEY NARRATIVE:**
- THE PURPOSE OF THIS MAP IS TO SHOW LIMITED SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED IN RELATION TO PLATTED LOT LINES. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE. LOT LINES ARE BASED ON FOUND MONUMENTS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS. THE MISSING MONUMENT TO BE SET FOR UPCOMING FINAL PLAT WAS REESTABLISHED USING A DISTANCE-DISTANCE INTERSECTION.
 - REFERENCED SURVEYS:
 - RECORD OF SURVEY, INST. NO. 386100
 - ESMERALDA SUBDIVISION, INST. NO. 386969;
 - RECORD OF SURVEY, INST. NO. 498444;
 - REVISED TAX LOTS 2420 & 2421, INST. NO. 550785;
 - RECORD OF SURVEY, TAX LOTS 2426 & 8096, INST. NO. 572706;
 - RECORD OF SURVEY, TAX LOTS 2426 & 8096, INST. NO. 577521;
 - IRBY SUBDIVISION: LOT 1, INST. NO. 573787;
 - ESMERALDA SOUTH SUBDIVISION: LOT 1B, INST. NO. 583117;
 - THREE HUNDRED GARNET SUBDIVISION: LOT 1, INST. NO. 583118;
 - LOT 1A, IRBY SUBDIVISION, INST. NO. 588845;
 - RECORD OF SURVEY, INST. NO. 652396;
 - A PORTION OF LOT 2, BLOCK 1, ESMERALDA SOUTH SUBDIVISION INST. NO. 679252;
 - LOT 1B, BLOCK 1, ESMERALDA SOUTH SUBDIVISION, INST. NO. 694628;
 - RECORD OF SURVEY, INST. NO. 706238;
 - WARRANTY DEED, INST. NO. 607747;
 - BOUNDARY DIMENSIONS SHOWN HEREON ARE MEASURED. FOR RECORD DIMENSIONS, SEE REFERENCED SURVEYS AND/OR WARRANTY DEED.
 - BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN FEET.
 - VERTICAL DATUM: ELEVATIONS BASED ON NAVD 88 (GEOID18) DATUM UTILIZING SMARTNET CORS STATION IDKM. SEE PROJECT ELEVATION BENCHMARK.
 - THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT BY GALENA-BENCHMARK ENGINEERING AND IS NOT VALID OR TO BE USED BY OTHER PARTIES FOR ANY REASON INCLUDING BUT NOT LIMITED TO REAL ESTATE TRANSACTIONS, BUILDING APPLICATIONS, PERMITS, ETC.
 - A TITLE POLICY LOT BOOK REPORT ON THE SUBJECT PROPERTY WAS SUBMITTED TO GALENA-BENCHMARK ENGINEERING BY PIONEER TITLE COMPANY, FILE NO. 893423, GUARANTEE NO. SG-08021918, DATED DECEMBER 4TH, 2025. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP BUT MAY AFFECT ITEMS SHOWN ON THIS MAP.
 - ELECTRONIC DATA: GALENA-BENCHMARK ENGINEERING ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
 - THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.
 - EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:
 - BUILDING SETBACK AND FOOTPRINT REQUIREMENTS ARE PER CURRENT CITY/COUNTY ORDINANCES. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
 - BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PREVIOUS PLATS, SURVEYS AND RECORDS FILED WITH THE OFFICE OF THE BLAINE COUNTY RECORDER. REFER TO PLATS, SURVEYS, RECORDS AND CC&R'S FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
 - THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO A WELL USER'S AGREEMENT, INST. NO. 316687, RECORDS OF BLAINE COUNTY.
 - A SETTLEMENT AGREEMENT PER INST. NO. 403847, RECORDS OF BLAINE COUNTY, RECITES "A STRIP OF LAND TWENTY (20) FEET" - "THE UNPAVED, OR GRAVELED, PORTION OR GARNET STREET". "FROM THE EAST END OF THE PAVED PORTION OF SAID STREET". "THEN EASTWARD, SHALL BE DEEMED A PRIVATE DRIVEWAY". THE LOCATION OF THE EXISTING UNPAVED PORTION OF GARNET STREET MAY NOT COINCIDE WITH THE UNPAVED PORTION DELINEATED AT THE TIME OF THE WRITING OF SAID EASEMENT.
 - AN EASEMENT AGREEMENT PER INST. NO. 408688, RECORDS OF BLAINE COUNTY, RECITES A STRIP OF LAND "DELMITED BY EXISTING ASPHALT PAVEMENT" FOR THE USE OF "THE PAVED PORTION OF GARNET STREET" AS A PUBLIC ROAD AND PLACEMENT OF PUBLIC UTILITIES. THE WIDTH AND LOCATION OF THE EXISTING ASPHALT MAY NOT COINCIDE WITH THE ASPHALT DELINEATED AT THE TIME OF THE WRITING OF SAID EASEMENT.
 - PRESCRIPTIVE USE EASEMENTS MAY EXIST ON THIS PROPERTY FOR TOPAZ STREET AND GARNET STREET PUBLIC UTILITIES, AND DITCHES/CANALS. THE VALIDITY OF PROBABLE PRESCRIPTIVE EASEMENTS SHOWN ON OTHER SURVEY MAPS/PLATS IS UNCLEAR TO THE SURVEYOR.
 - GENERAL RESTRICTIONS: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE OR ANY OTHER LAND-USE REGULATIONS OR HAZARDS. SURVEY AND SITE FEATURES:
 - UNDERGROUND UTILITY LINES WERE NOT LOCATED AS PART OF THIS SURVEY AND ARE PER SURFACE EVIDENCE. PAINT MARKS BY OTHERS AND/OR CITY OF KETCHUM UTILITY MAPS WHERE SHOWN. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 - DUE TO VARYING FINISH MATERIALS, BUILDING WALLS IF SHOWN HEREON ARE APPROXIMATE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF A SPECIALIST IN ORDER TO ASCERTAIN AN ARCHITECTURAL AS-BUILT, IF DETAILED ARCHITECTURAL FEATURES OR FLOOR PLANS OF EXISTING STRUCTURES ARE REQUIRED. BUILDING FOOTPRINTS ARE SHOWN TO RELATE THEIR LOCATION TO LOT LINES. THIS SURVEY DOES NOT PURPORT TO SUBSTITUTE AN ARCHITECTURAL AS-BUILT.
 - TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 - MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.



C200

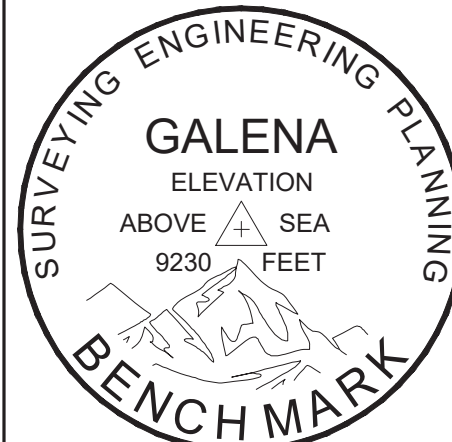
C0.20

PURPOSE: FOR DESIGN

NO	DATE	BY	REVISIONS
	01/07/2026	BRS	ADDITIONAL TOPO - FOR FIRE TURNAROUND AREA

DESIGNED BY: BRS
DRAWN BY: BRS
CHECKED BY: BRS
SURVEY DATE: 11/10/2025

GALENA-BENCHMARK ENGINEERING
Civil Engineers & Land Surveyors
100 Bell Drive
P.O. Box 733
Ketchum, Idaho 83340
(208) 726-9512
www.benchmark-associates.com

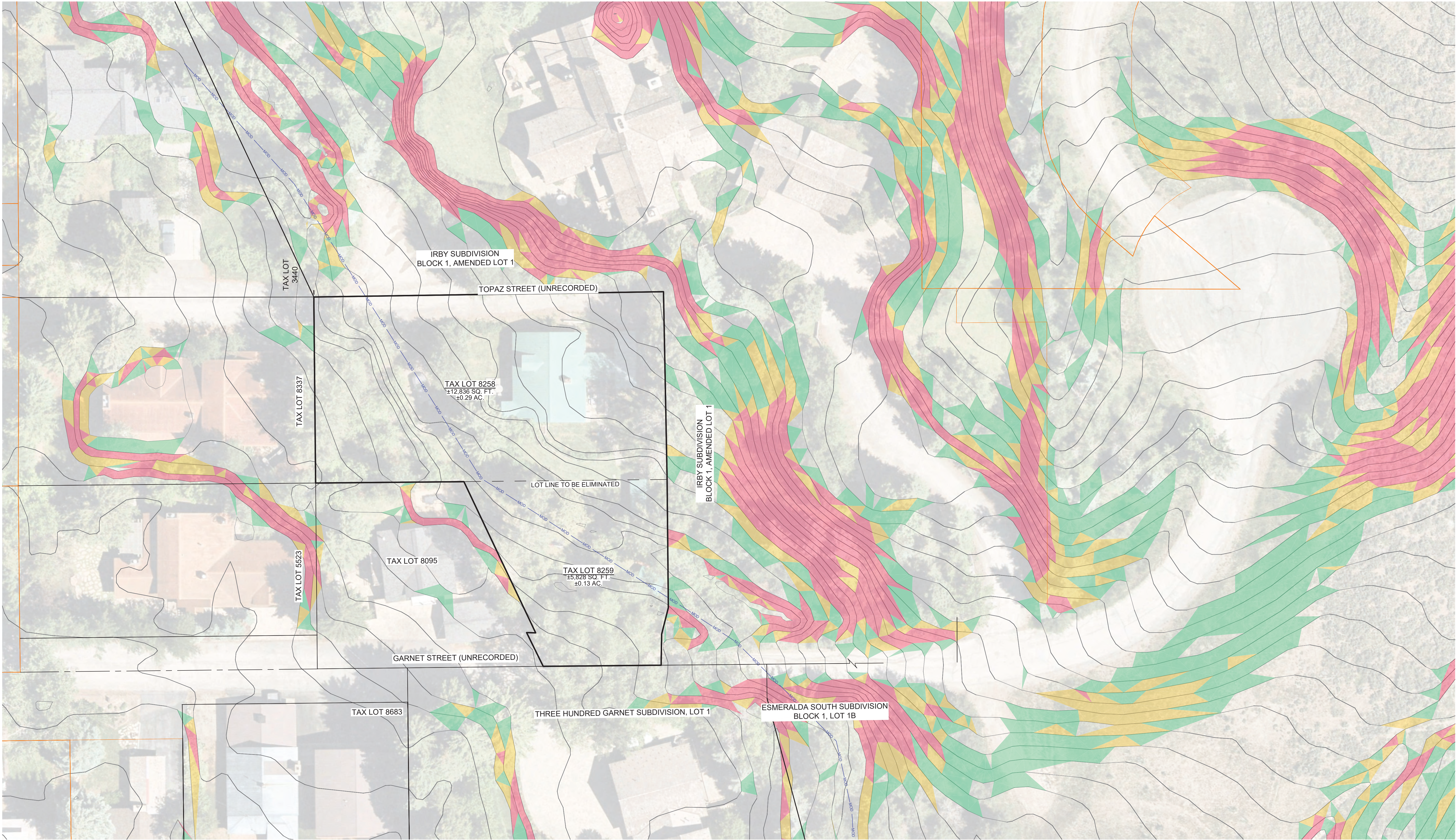


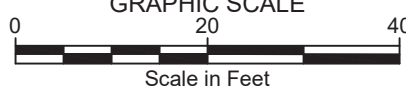
A TOPOGRAPHIC SURVEY SHOWING
TAX LOTS 8258 & 8259
LOCATED WITHIN T.4N., R.18E., SECTION 18, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO
JANUARY 2025
PREPARED FOR MATHEW MCNEAL

PROJECT INFORMATION
G:\BMA\ROS\T4N, R18E\Section 18\TL 8258 and 8259 - 330 Topaz\25313\dwg\25313 TOPO.dwg 01/07/26 02:12:17 PM

TAX LOTS 8258 & 8259
GALENA-BENCHMARK ENGINEERING
KETCHUM, IDAHO
SHEET 1 OF 1
Job No. 25313

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Galena Engineering, Inc.





GRAPHIC SCALE
Scale in Feet

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

EXISTING LEGEND

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

THIS FIGURE IS BASED ON 2023 LIDAR DATA AND IS INTENDED TO REPRESENT THE TOPOGRAPHY OF THE AREA SURROUNDING THE PROPERTY. FOR DETAILED TOPOGRAPHY OF THE SUBJECT PROPERTY FROM GROUND SURVEY, SEE SHEET C0.2. THERE ARE NO GRADED SLOPES ON THE EXISTING SUBJECT PROPERTY OTHER THAN SIDE SLOPES FOR DRAINAGE CHANNELS THAT EXCEED 15%.

C300

PURPOSE: ISSUE FOR DESIGN REVIEW 3/4/26

NO.	DATE	BY	REVISIONS

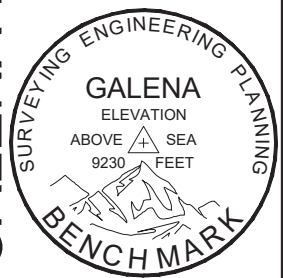
DESIGNED BY: JL

DRAWN BY: SS

CHECKED BY: JL

SURVEY DATE: 11/10/25

GALENA-BENCHMARK ENGINEERING



GALENA
ELEVATION
ABOVE SEA
100 Feet
P.O. Box 733
100 Bell Drive
2020 726-6512
www.benchmark-associates.com

330 TOPAZ STREET

2023 LIDAR SLOPE BANDING EXHIBIT

LOCATED WITHIN SECTION 18, T.4 N., R.18 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

PREPARED FOR: MATTHEW MCNEAL

PROJECT LOCATION: 330 Topaz Street, Blaine County, ID 83406

DATE: 03/04/26, 4:38:28 PM

EXH

PROJECT

MCNEAL RESIDENCE

PROPERTY ADDRESS

330 TOPAZ STREET
KETCHUM, ID. 83340

LEGAL DESCRIPTION

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

DRAWING SET TYPE

CITY OF KETCHUM
DESIGN REVIEW

CONSTRUCTION NOTES:



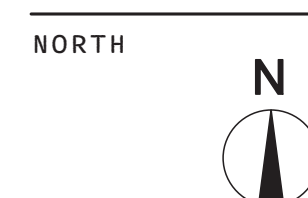
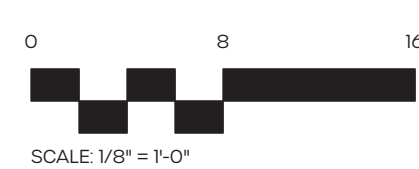
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PLOT DATE 3/13/26 2:50:33 PM

ISSUE NO. 1

ISSUE DATE

3/13/26

SHEET SCALE



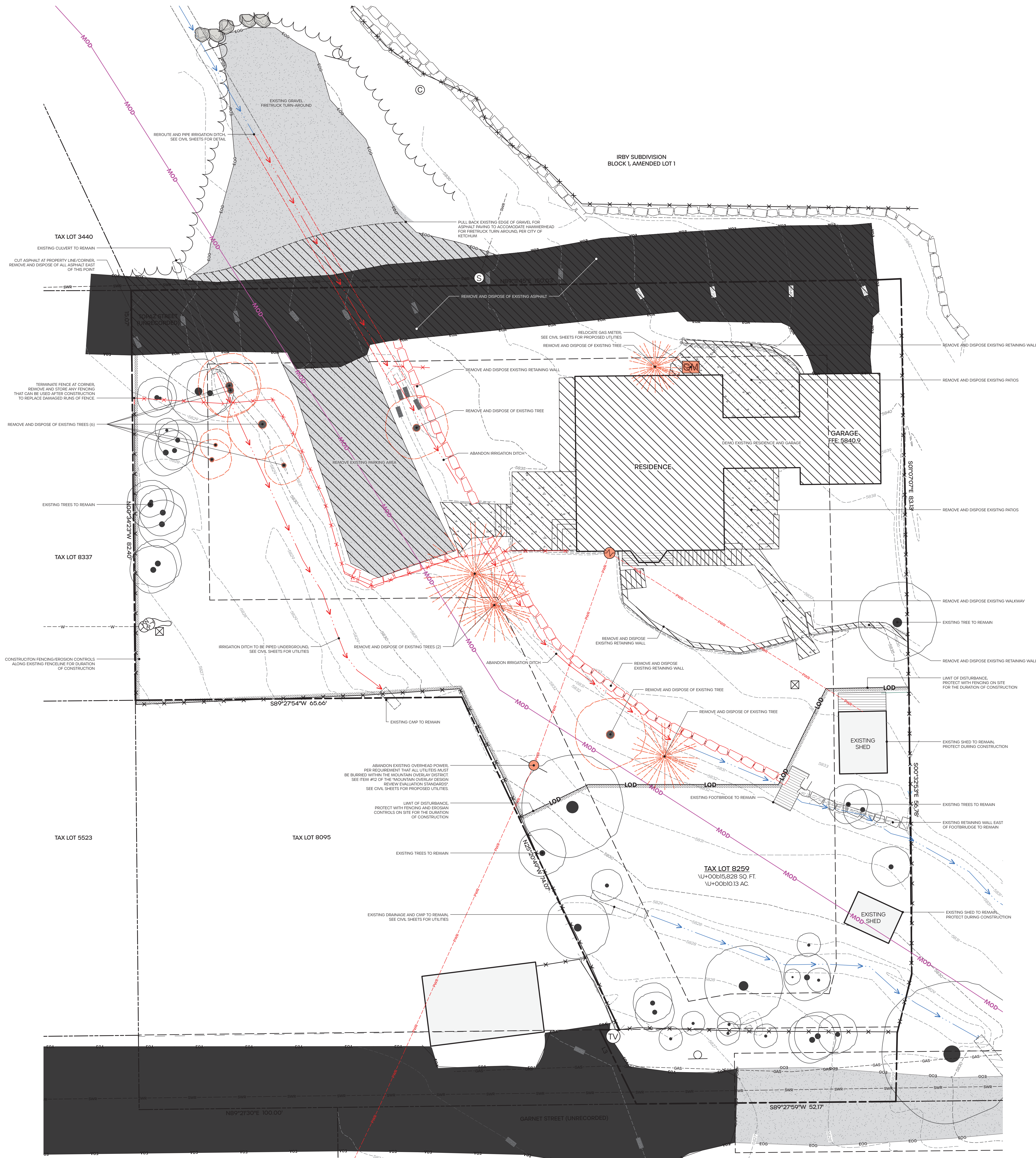
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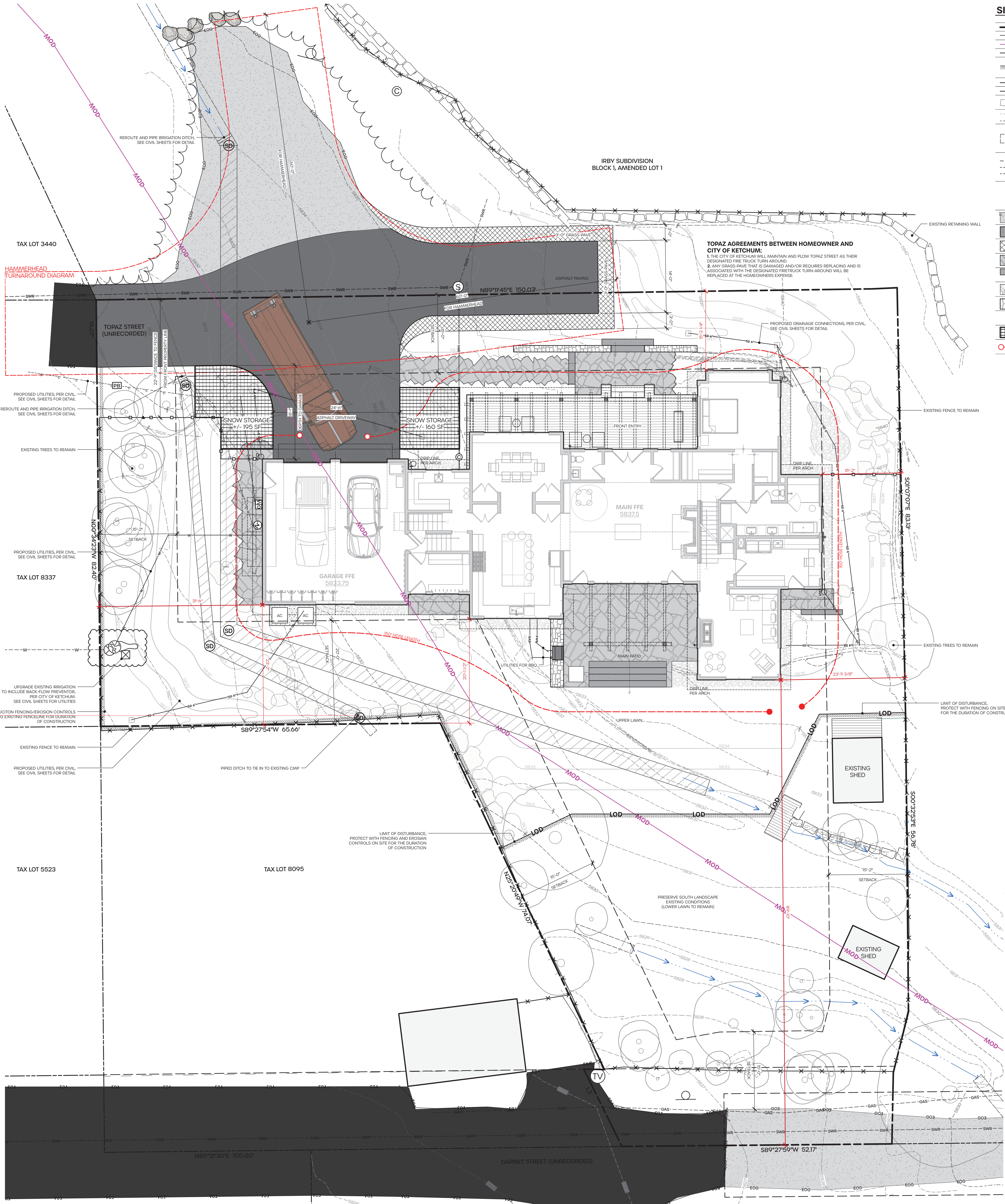
EXISTING CONDITIONS + DEMOLITION

SHEET NO.

L100

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

CHAPTER 16 LAND DEVELOPMENT
PROJECT COMPLIANCE

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

SNOW STORAGE CALCULATION	
DESCRIPTION	TOTAL AREA (SF)
Asphalt Driveway	+/- 500 SF
Entry Pedestrian Circulation	+/- 291 SF
Total Entry Hardscape	+/- 791 SF
Entry Snow Storage Area	+/- 355 SF
Snow Storage = 44.8% of Driveway SF	

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

EXISTING FENCE PHOTOS, TO BE REPURPOSED, PER PLAN



NOTE: FINISHED HEIGHT OF REPURPOSED FENCE NOT TO EXCEED 4'-00" PER CHAPTER 16, LAND DEVELOPMENT CODE



PROJECT

MCNEAL RESIDENCE

PROPERTY ADDRESS

330 TOPAZ STREET
KETCHUM, ID. 83340

LEGAL DESCRIPTION

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

DRAWING SET TYPE

CITY OF KETCHUM
DESIGN REVIEW

CONSTRUCTION NOTES:



DRAWN BY XX
PLOT DATE 3/13/26 2:59:33 PM

ISSUE NO. 1

ISSUE DATE

3/13/26

SHEET SCALE



SCALE 1/8" = 1'-0"

NORTH



SHEET TITLE

SITE PLAN

SHEET NO.

L110

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PLANT SCHEDULE

TREES

ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
AAA	3	10' B&B	<i>Amelanchier alnifolia</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry
AF	1	3" CAL	<i>Acer x freemanii</i>	Autumn Blaze Maple
AL	2	10' B&B	<i>Abies balsamea</i>	Sub Alpine Fir
PM	2	12' B&B	<i>Pseudotsuga menziesii</i>	Douglas Fir
PT 1"	1	1" CAL	<i>Populus tremuloides</i>	Quaking Aspen
PT 2"	3	2" CAL	<i>Populus tremuloides</i>	Quaking Aspen

SHRUBS

ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
AG	8	6' B&B	<i>Acer glabrum</i>	Rocky Mountain Maple
AM	14	10 GAL	<i>Rania melanocarpa</i> 'Low Scape Mound'	Low Scape Mound Chokeberry
SP	4	4' B&B	<i>Salix purpurea</i>	Arctic Willow
SVK	9	6' B&B	<i>Syringa vulgaris</i> 'Krasavitsa Moskvy'	Beauty of Moscow Lilac

PERENNIALS

ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
NATIVE SEED FOR REVEGETATION				Total +/- 2,650 SF
Mountain Brome				

IRRIGATION CALCULATIONS

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

LEGEND

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

LIGHTING ZONE SCHEDULE

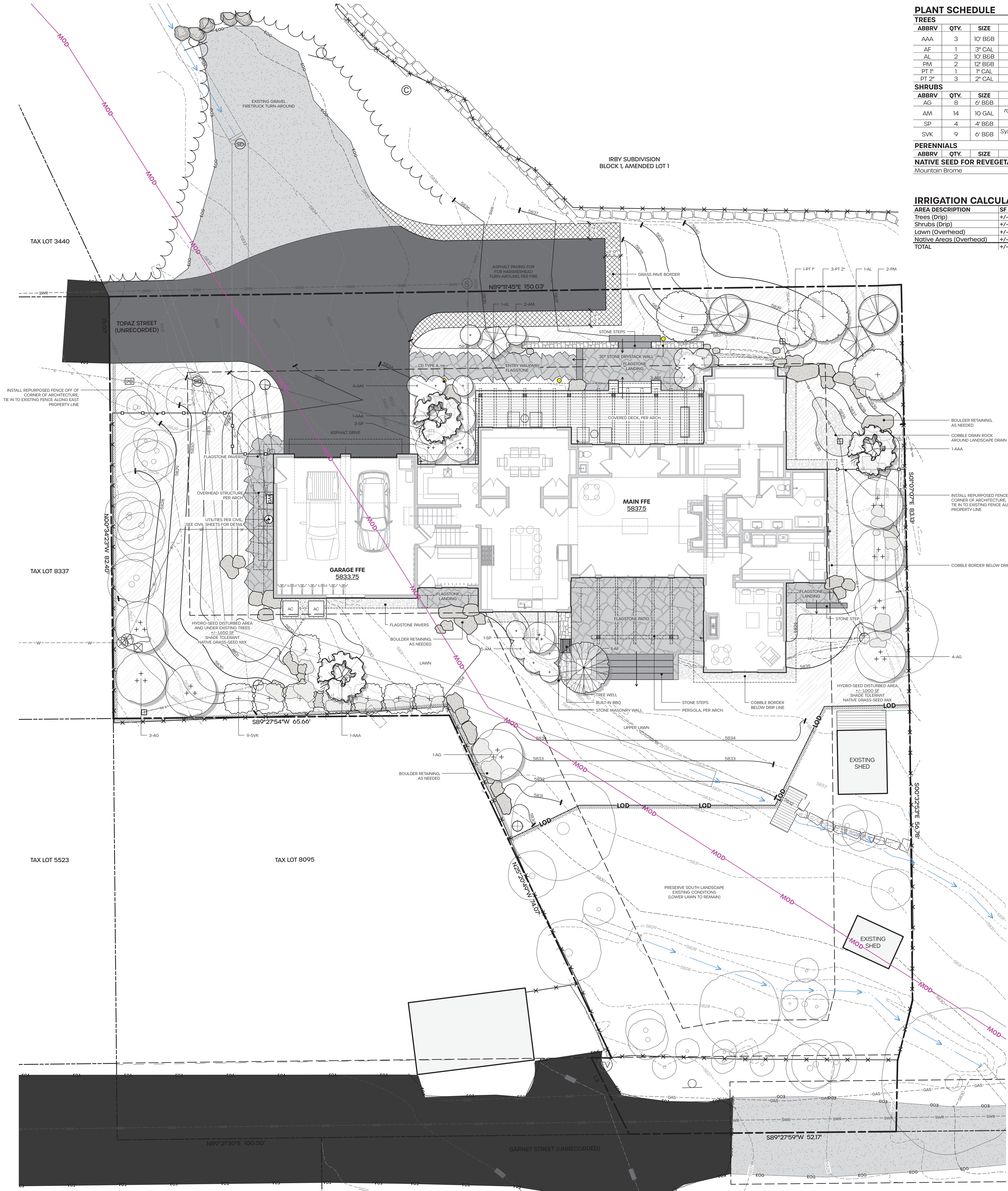
SYMB	LOCATION	QTY.	FIXTURE	TYPE
o	FRONT ENTRY	3	PATH LIGHT	A

ZONE 2

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

LANDSCAPE LUMEN CALCS.

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



LANDSCAPE BUILDING MATERIALS



SILVER QUARTZITE FLAGSTONE
SUPPLIER: SELECT STONE



OSLO GRAY LANDSCAPE STEPS
SUPPLIER: SELECT STONE



QUARTZITE BOULDERS
SUPPLIER: SELECT STONE

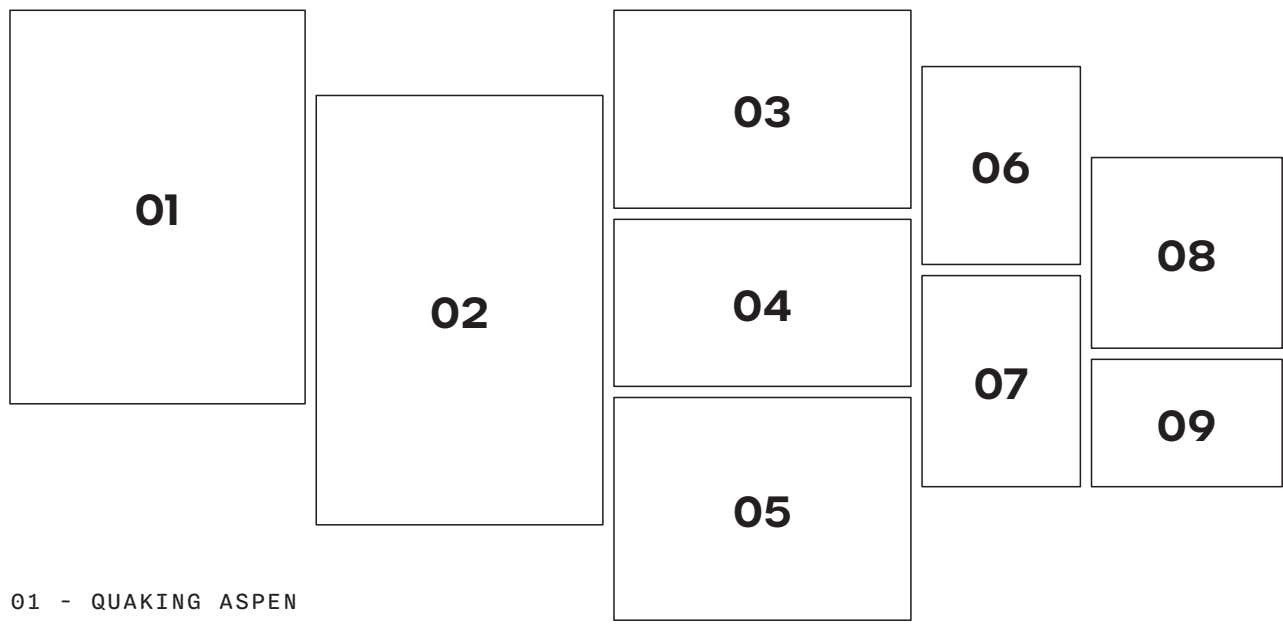


QUARTZITE DRYSTACK STONE
SUPPLIER: SELECT STONE

PLANT PALETTE



IMAGE KEY



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

PROJECT

MCNEAL RESIDENCE

PROPERTY ADDRESS

330 TOPAZ STREET
KETCHUM, ID. 83340

LEGAL DESCRIPTION

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

DRAWING SET TYPE

CITY OF KETCHUM
DESIGN REVIEW

CONSTRUCTION NOTES:



DRAWN BY XX
PLOT DATE 3/13/26 2:59:35 PM

ISSUE NO. 1

ISSUE DATE

3/13/26

SHEET SCALE

NORTH

SHEET TITLE

MATERIALS

SHEET NO.

PROJECT

MCNEAL RESIDENCE

PROPERTY ADDRESS

330 TOPAZ STREET
KETCHUM, ID. 83340

LEGAL DESCRIPTION

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

DRAWING SET TYPE

CITY OF KETCHUM
DESIGN REVIEW

CONSTRUCTION NOTES:



DRAWN BY XX
PLOT DATE 3/13/26 2:59:36 PM

ISSUE NO. 1

ISSUE DATE

3/13/26

SHEET SCALE

NORTH

SHEET TITLE

SPECIFICATIONS

SHEET NO.

L122

© FORM Studio 2025

BLAZE 4-BURNER NATURAL GAS BBQ - 32"

Model: BLZ-4LTE2 / 4 BURNER



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

Warranty

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

*1 Year – Ignition Components, Electronics and Lighting systems

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

*See warranty section for details.

TYPE A - PATH LIGHT

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Contemporary Path Lights

SPJ-SQ100-1-DS



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

FINISHES
☐ Matte Bronze (MBR)
☐ Verde (V)
☐ Moss (M)
☐ Black (B)
☐ Rusty (R)
☐ Satin Brass (SB)
☐ Aged Brass (AG)
☐ Raw Copper (RC)
☐ Natural Copper (NC)
PVD PREMIUM
☐ PVD Polished (PDP)
☐ PVD Satin (PDS)
☐ PVD Copper (PCP)
☐ PVD Bronze (PDB)
☐ PVD Black (PDBL)

WATTAGE LUMENS
☐ 2W 150 STANDARD
☐ 4W 300

Custom lumen packages are available upon request

COLOR TEMPERATURE
☐ 2200K
☐ 2700K
☐ 3000K

Custom options are available

ELECTRICAL
☐ 12V ☐ 120V

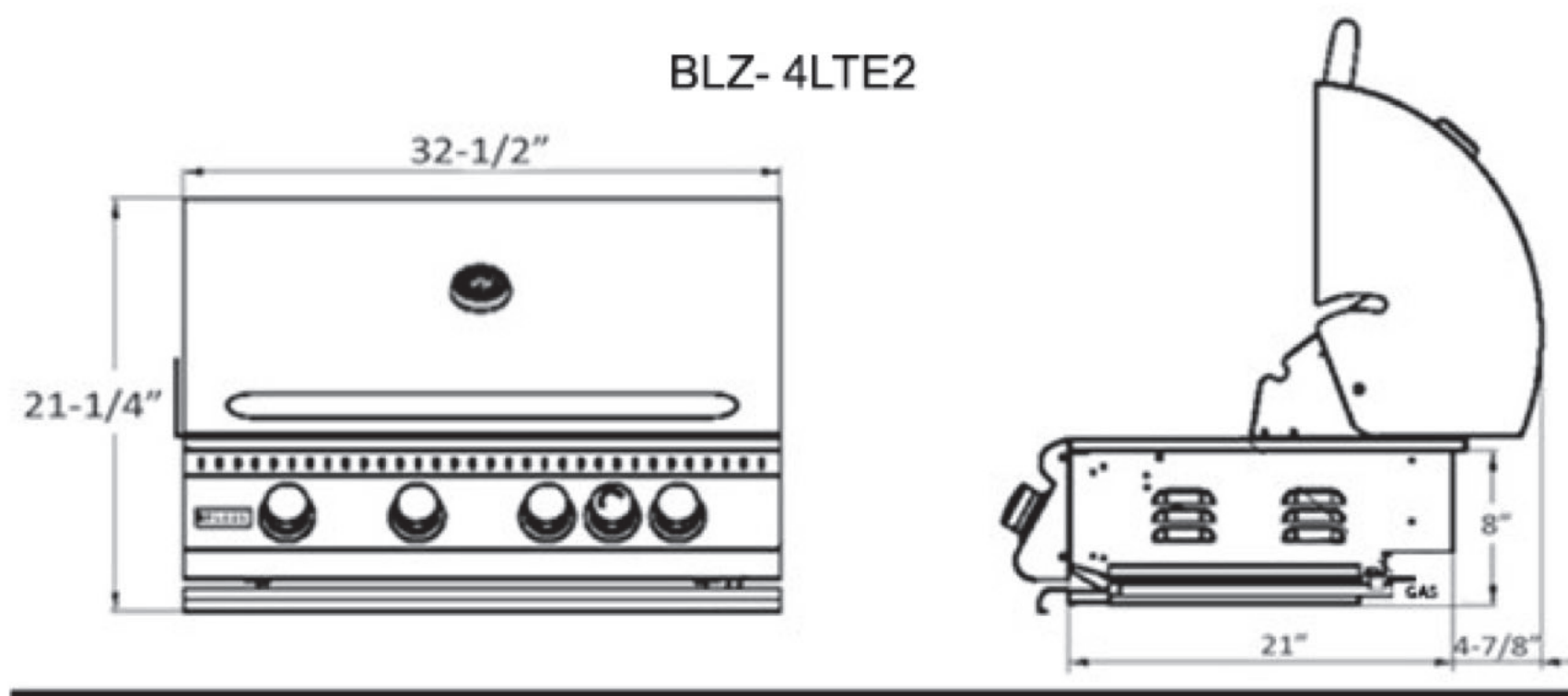


Wet Listed



Ordering Example Customer Approval Date

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



GRASS-PAVERS



MUTUAL MATERIALS HARDSCAPE PRODUCT DATA SHEET



PRODUCT DATA*

Coverage	Pieces per Pallet	Coverage per Pallet	Weight per Unit	Weight per Pallet
2.6 ft ² / pc (2.4 pcs / m ²)	35	91 ft ² (8.45 m ²)	65 lb (30 kg)	2,325 lbs (1,055 kg)

All Weight per Pallet noted above include a 50 lb pallet weight.

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

STANDARD SPECIFICATION

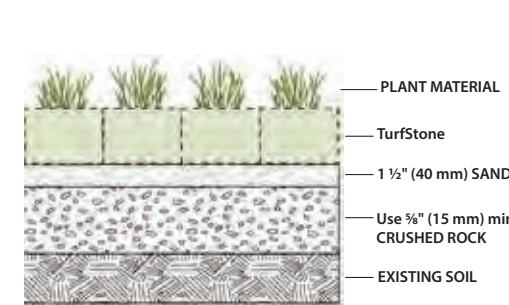
TurfStone units are manufactured to industry standard specification ASTM: C 1319-97.

AVAILABLE COLORS

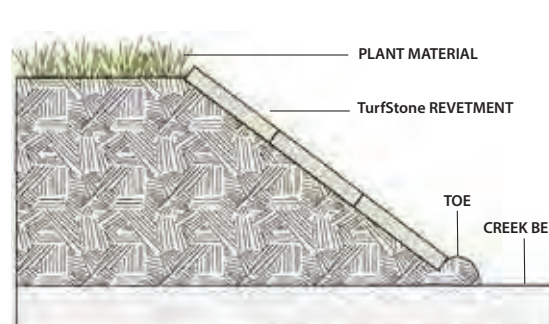
For more information about custom colors, please contact a Mutual Materials sales representative. Custom colors may be restricted by the size of the order or project.

CROSS SECTIONS

Typical Installation Over Dense Graded Base*



Typical Embankment Erosion Control*



TurfStone Unit

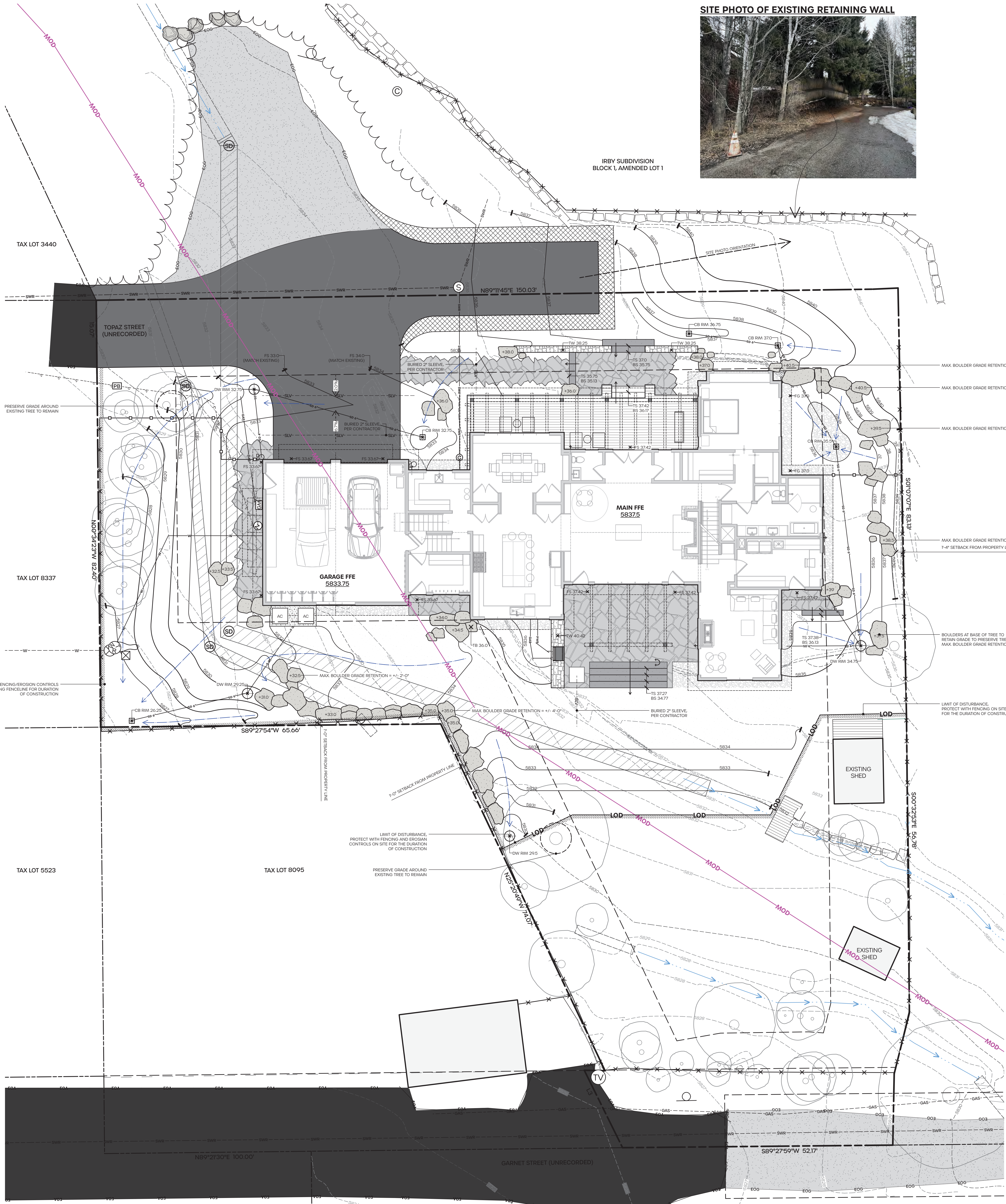
9 1/2" x 12 1/2" x 1 1/2" H

9 cm x 40 cm x 40 cm



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

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SITE PHOTO OF EXISTING RETAINING WALL



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

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

CHAPTER 16 LAND DEVELOPMENT
PROJECT COMPLIANCE

16.04.060. LANDSCAPING, BUFFERING, AND SCREENING
D. FENCES, HEDGES AND WALLS
6. RETAINING STRUCTURES SHALL BE CONSISTENT WITH THE FOLLOWING:
A. HEIGHT MEASUREMENT: THE HEIGHT OF A RETAINING STRUCTURE SHALL BE MEASURED FROM THE POINT AT WHICH THE GROUND ELEVATION OF THE CITY-APPROVED FINISH GRADE INTERSECTS WITH THE RETAINING STRUCTURE TO THE HIGHEST POINT OF THE RETAINING STRUCTURE.
B. RETAINING STRUCTURE LOCATION, MAXIMUM HEIGHTS, AND MINIMUM SEPARATION WITHIN SETBACKS.
(1) ALL RETAINING STRUCTURES, INCLUDING FOOTINGS OR FOUNDATIONS, SHALL BE SET BACK AT LEAST ONE FOOT FROM ANY PROPERTY OR RIGHT-OF-WAY LINE, UNLESS THE APPLICANT PROVIDES A WRITTEN AUTHORIZATION FROM THE ADJACENT PROPERTY OWNER OR OWNERS TO ALLOW EITHER ALL OR A PORTION OF THE RETAINING STRUCTURE TO BE ON OR CLOSER TO AN ADJACENT PROPERTY.

DESIGN INTENT VISUAL FOR BOULDER RETAINING



PROJECT

MCNEAL RESIDENCE

PROPERTY ADDRESS

330 TOPAZ STREET
KETCHUM, ID. 83340

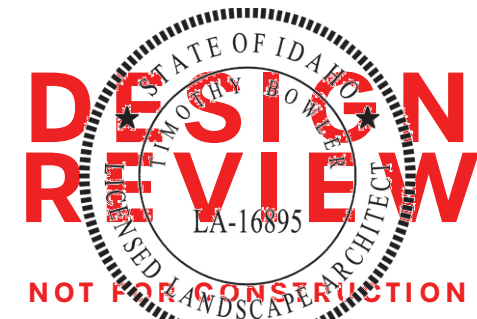
LEGAL DESCRIPTION

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

DRAWING SET TYPE

CITY OF KETCHUM
DESIGN REVIEW

CONSTRUCTION NOTES:



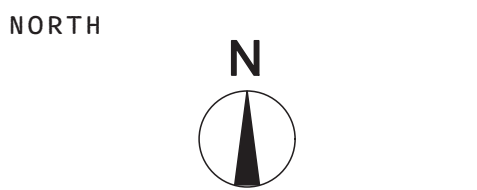
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ISSUE NO. 1

ISSUE DATE

3/13/26

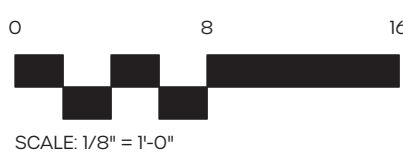
SHEET SCALE
0 8 16 ft
SCALE 1/8" = 1'-0"



SHEET TITLE

GRADING PLAN
(DESIGN INTENT)

SHEET NO.



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

CONSTRUCTION ACTIVITY NOTES:

GENERAL INFORMATION

1. THE GENERAL CONTRACTOR OR PERMIT HOLDER IS RESPONSIBLE FOR ALL SUBCONTRACTORS AND WILL BE HELD RESPONSIBLE FOR ALL ASPECTS OF THE CONSTRUCTION ACTIVITY PLAN.

2. DURING CONSTRUCTION THE PROPERTY ADDRESS SHALL BE PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROAD FRONTING THE PROPERTY. NUMBERS AND LETTERS SHALL BE A MINIMUM OF FOUR INCHES TALL, HAVE A MINIMUM ONE-HALF INCH BRUSH STROKE, CONTRAST WITH THEIR BACKGROUND, AND BE POSITIONED A MINIMUM OF 48 INCHES ABOVE FINAL GRADE.

3. VEHICLE PARKING, MATERIAL STORAGE, DUMPSTERS, JOB SITE TRAILERS, AND OTHER TEMPORARY INSTALLATIONS DURING CONSTRUCTION SHALL NOT RESTRICT OR OBSTRUCT EMERGENCY ACCESS TO ANY BUILDING. AN APPROVED EMERGENCY APPARATUS ACCESS SHALL BE MADE AVAILABLE AND SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED. THE EMERGENCY APPARATUS ACCESS SHALL BE A MINIMUM OF 20-FEET WIDE AND EXTEND TO WITHIN 150-FEET OF ALL EXTERIOR AREAS OF THE BUILDING(S). DURING TIMES OF CONSTRUCTION ACTIVITIES, ALTERATIONS TO THE FIRE APPARATUS ACCESS DIMENSIONS MAY BE APPROVED BY THE FIRE DEPARTMENT WHERE THE STANDARD DIMENSIONS CANNOT BE PROVIDED. THE DESIGNATED EMERGENCY APPARATUS ACCESS SHALL BE DEPICTED WITH DIMENSIONS ON THE CONSTRUCTION ACTIVITY PLAN.

EXCAVATION

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

VEHICLE PARKING AND TRAFFIC CONTROL

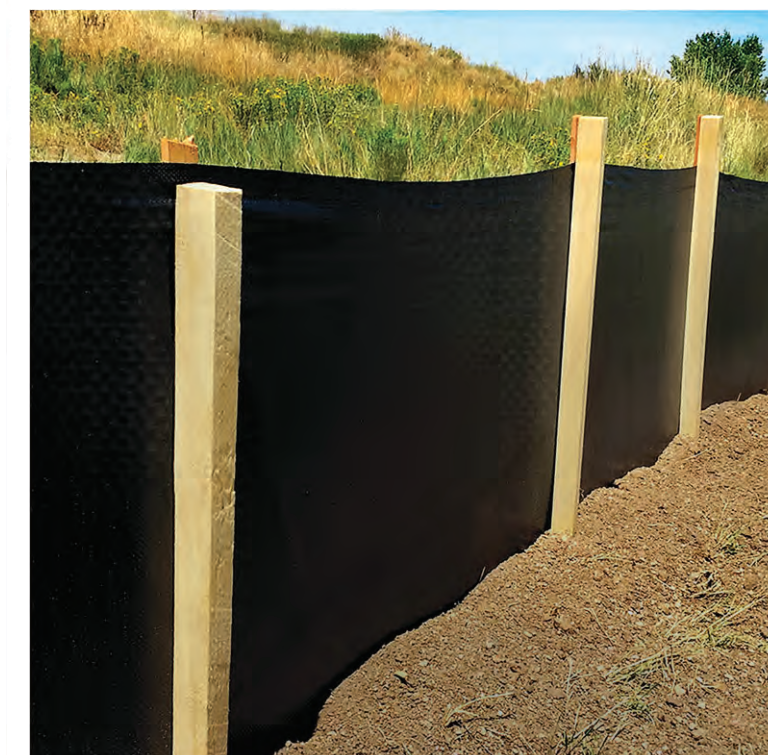
5. CONSTRUCTION CREWS MAY NOT PARK ON, OR OTHERWISE USE, UNDEVELOPED PORTIONS OF LOTS OR OPEN SPACE. DURING VERY BUSY CONSTRUCTION PERIODS INVOLVING MULTIPLE TRADES SUCH THAT ALL CONSTRUCTION VEHICLES CANNOT BE CONFINED TO THE SITE ITSELF, THE OVERFLOW VEHICLES MAY BE TEMPORARILY PARKED ALONG THE SHOULDER OF THE ROADWAY. DURING THESE LIMITED OCCURRENCES, VEHICLES MUST BE OFF OF THE PAVED SURFACE OF THE ROADWAY OR CUL-DE-SAC TO ALLOW CONTINUAL UNCONSTRAINED ACCESS BY NORMAL TRAFFIC AND EMERGENCY VEHICLES, INCLUDING FIRE TRUCKS.

6. SPEED LIMITS FOR CONSTRUCTION VEHICLES SHALL BE LIMITED TO 15 MILES PER HOUR WITHIN ONE BLOCK OF A CONSTRUCTION SITE, UNLESS OTHERWISE DETERMINED BY THE KETCHUM POLICE DEPARTMENT.

FENCING AND SCREENING

7. A SIX-FOOT HIGH CONSTRUCTION OR TEMPORARY FENCE WILL FOLLOW THE LIMIT OF DISTURBANCE FOR THE DURATION OF CONSTRUCTION.

8. CONSTRUCTION FENCING SHALL HAVE 85% OR GREATER BLOCKAGE.



USE OF RIGHT-OF-WAYS

9. ANY REPAIR OF DAMAGE TO THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR PERMIT HOLDER.

10. UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT, A MINIMUM 15-FOOT AREA ON BOTH SIDES AND THREE-FOOT AREA TO THE REAR OF ANY FIRE HYDRANT SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED AT ALL TIMES. CONSTRUCTION FENCING IS NOT PERMITTED TO REDUCE OR RESTRICT ACCESS TO ANY FIRE HYDRANT WITHOUT APPROVAL FROM THE FIRE DEPARTMENT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR PERMIT HOLDER TO REMOVE ALL SNOW WITHIN 36 INCHES FROM ALL SIDES OF ANY FIRE HYDRANT AT THE CONSTRUCTION SITE.

11. THE GENERAL CONTRACTOR OR PERMIT HOLDER IS RESPONSIBLE FOR ALL SNOW REMOVAL WITHIN THE CONSTRUCTION FENCE AND BARRICADES. SNOW FROM WITHIN CONSTRUCTION FENCES SHALL NOT BE PLACED IN THE RIGHT-OF-WAY. THE GENERAL CONTRACTOR OR PERMIT HOLDER MAY ALSO BE RESPONSIBLE FOR SNOW REMOVAL IN THE IMMEDIATE AREA SURROUNDING THE CONSTRUCTION SITE IF CITY PLOWS CANNOT SAFELY REACH.

SITE CLEAN UP

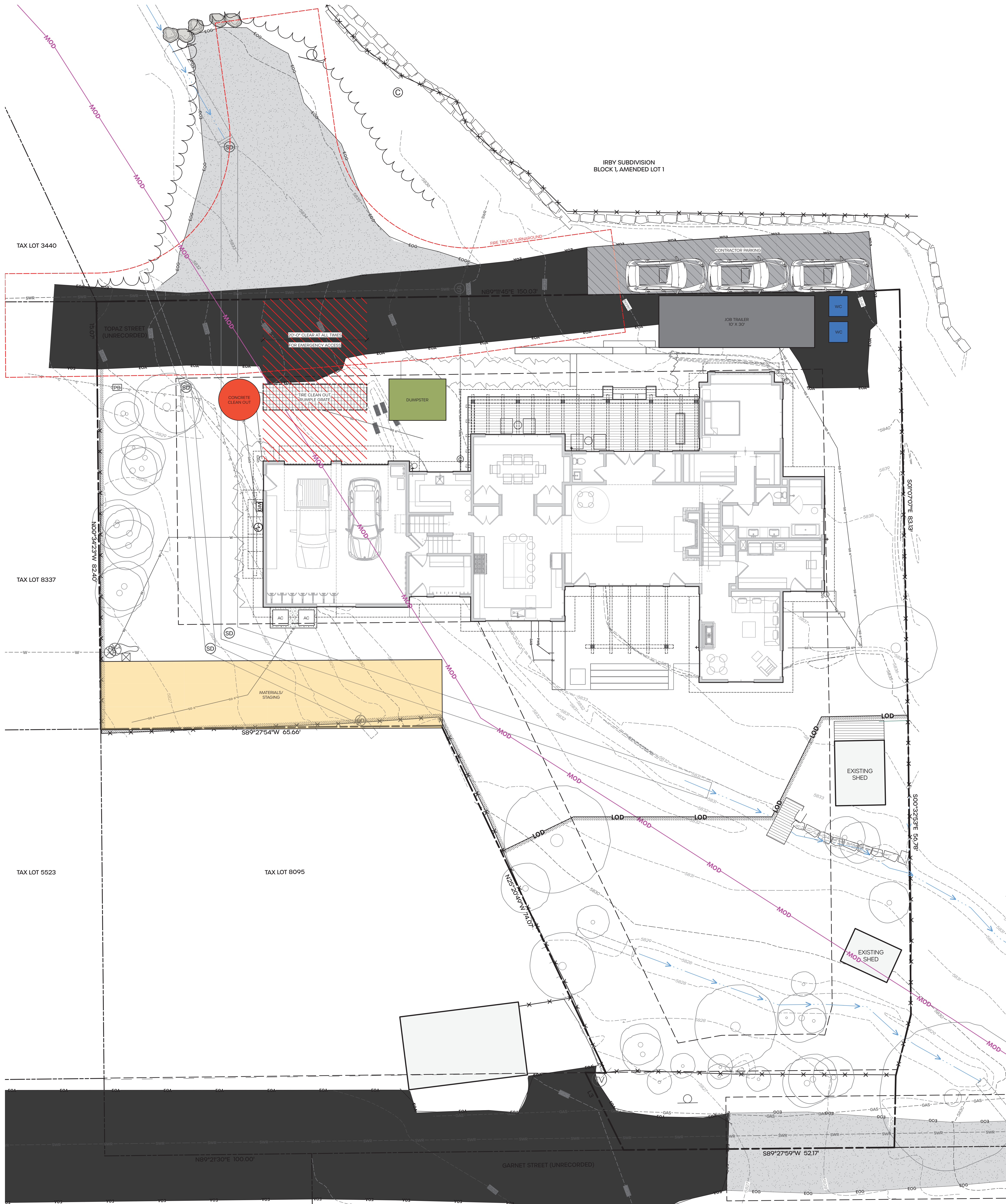
12. JOB SITE SHALL BE KEPT IN A CLEAN AND ORDERLY CONDITION. TRASH AND CONSTRUCTION DEBRIS SHALL BE PICKED UP ON THE SITE AND SURROUNDING AREAS ON A DAILY BASIS, AND MATERIALS SHALL BE STORED IN NEAT, TIDY PILES.

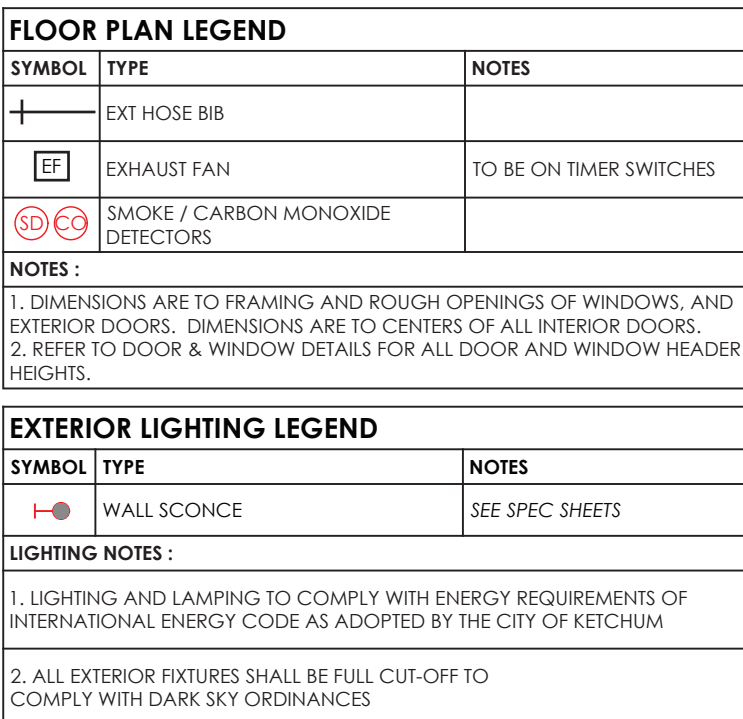
TREE PROTECTION

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

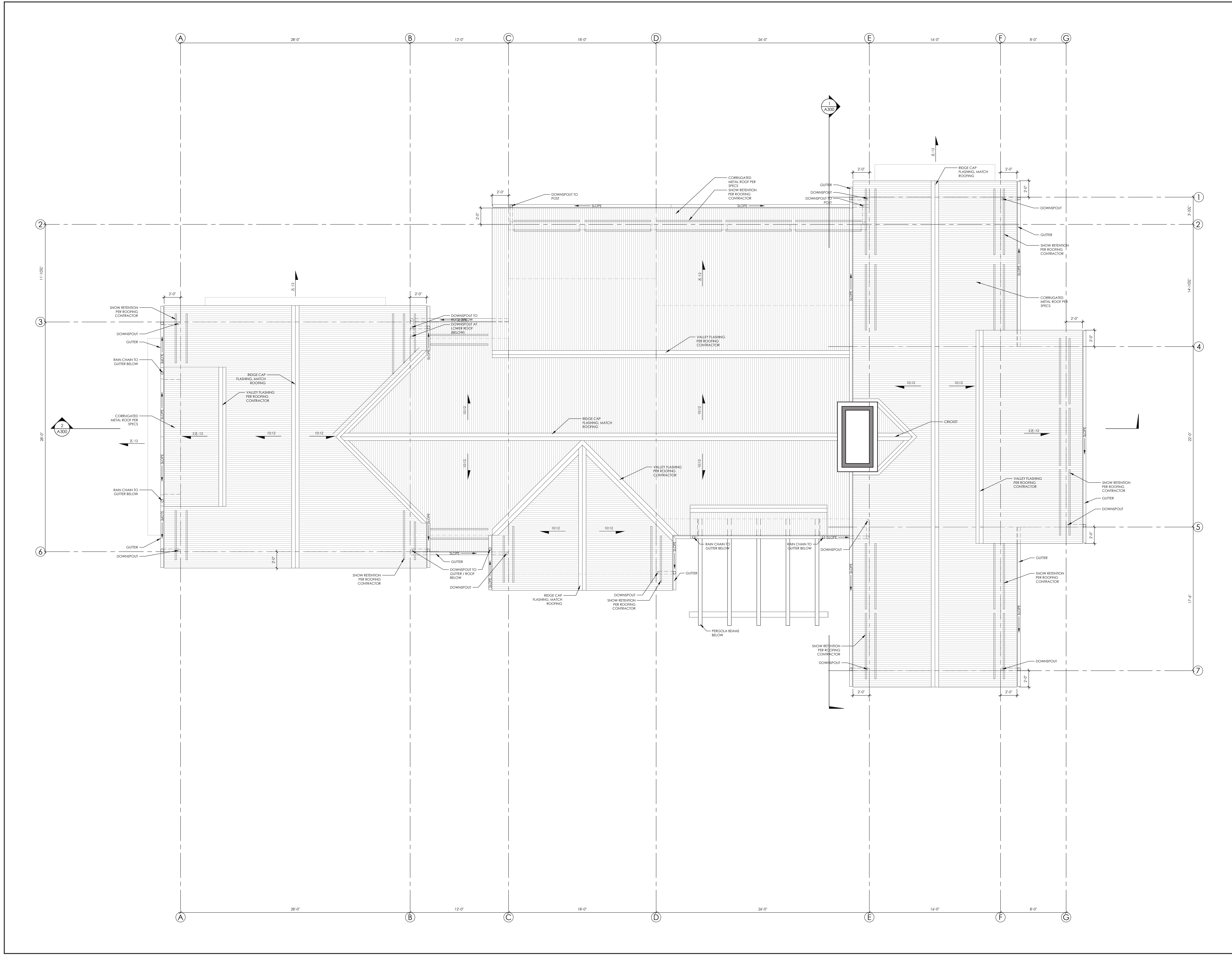
RESEEDING OF DISTURBED AREAS

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





LOWER LIVING 2740 SF
UPPER LIVING 1053 SF
PARTIAL BASEMENT 476 SF
BONUS (OVER GARAGE) 785 SF
GARAGE 779 SF
TOTAL: 5,823 SF



PLOT DATE012326

DESIGN REVIEW

012326

BUILDING PERMIT

FOR CONSTRUCTION

LICENSED ARCHITECT

AR 984555



Gretchen V. Wagner

STATE OF IDAHO

PRELIMINARY :

NOT FOR CONSTRUCTION

MCNEAL

Residence

330 TOPAZ STREET

KETCHUM, ID

scape

design studio

ARCHITECTS • INTERIORS • LANDSCAPE

gretchen v. wagner

p.o. box 2640

ketchum, id 83340

371 north main, suite 202

ketchum, id 83340

208.720.9714 f

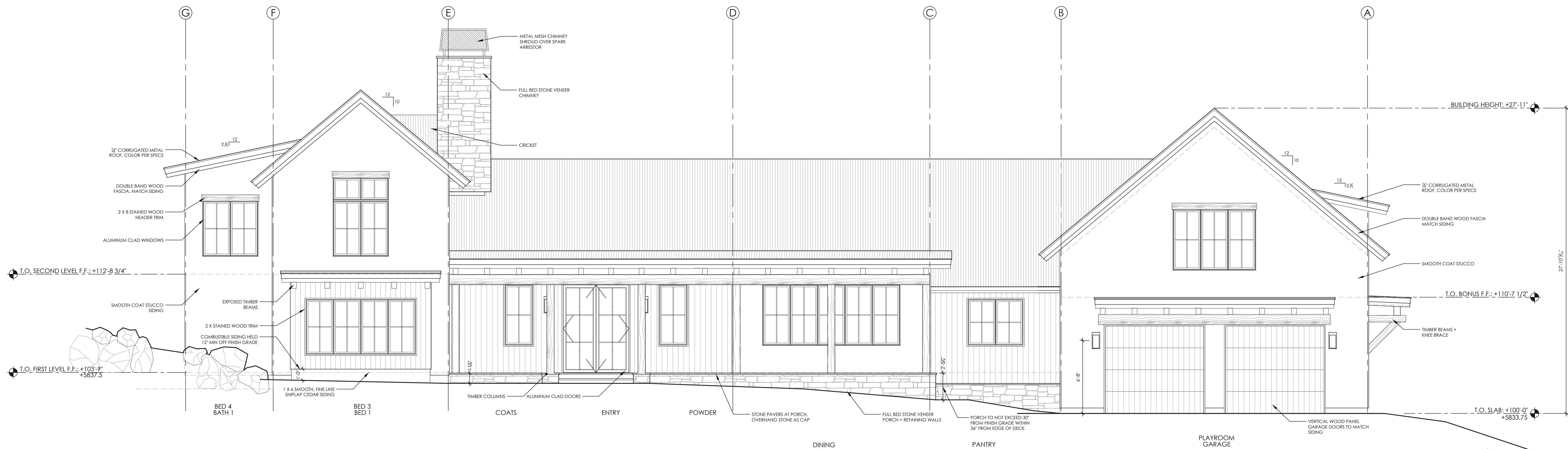
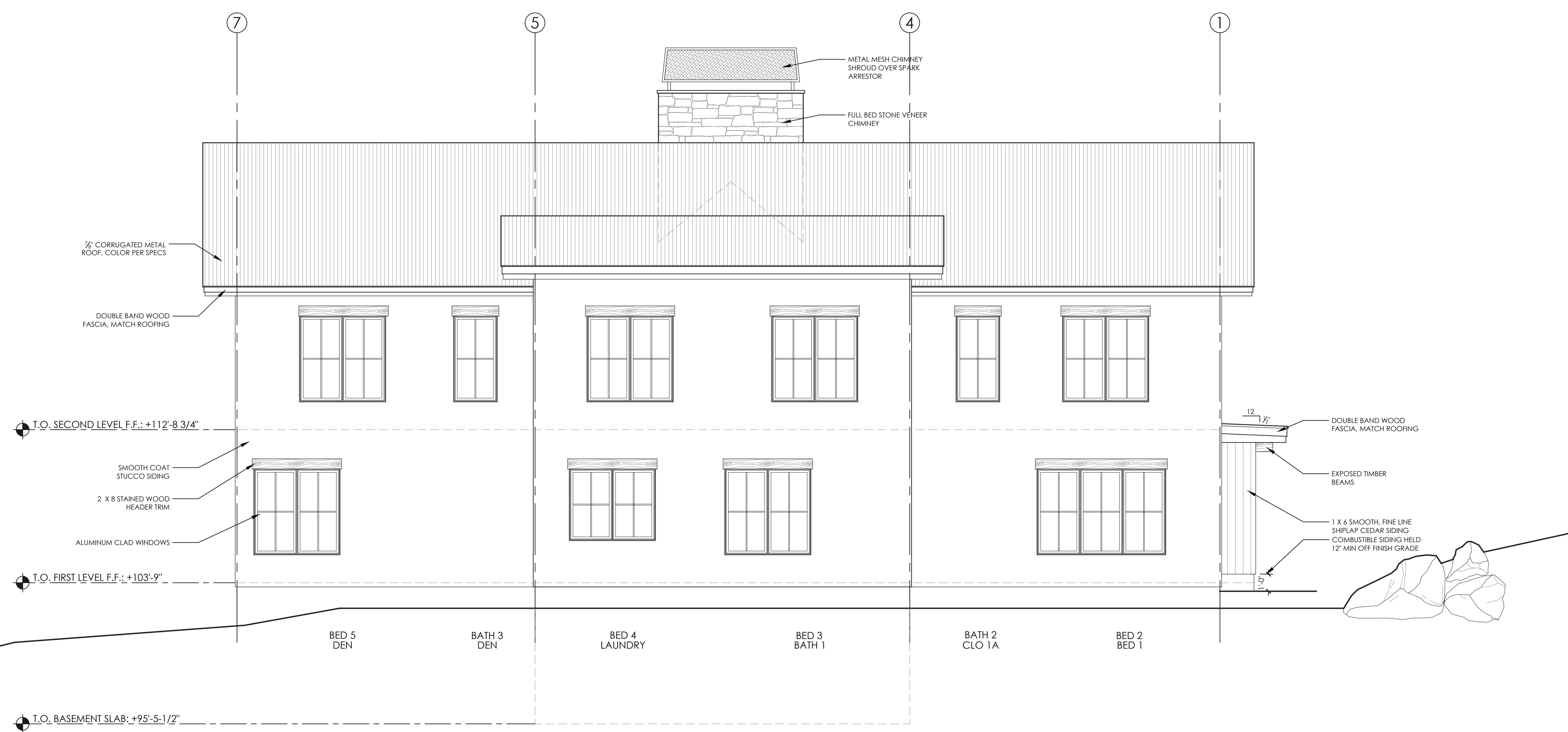
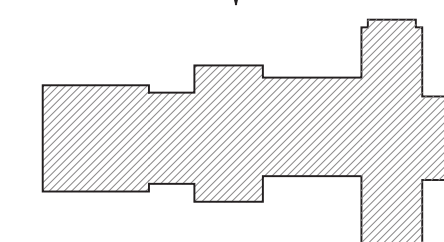
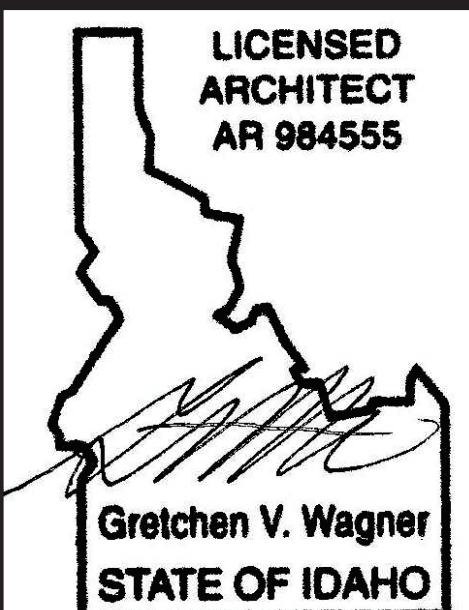
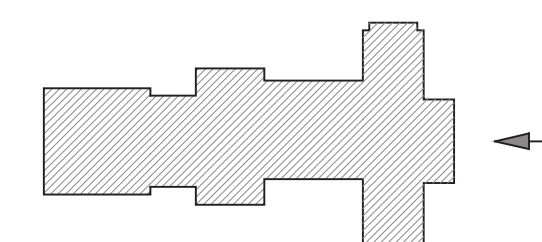
208.622.7227 t

gretchen@scapedesignstudio.com

A130

ROOF PLAN

1/4" = 1'-0"

NORTH EXTERIOR ELEVATION 1
Scale: 1/4" = 1'-0"EAST EXTERIOR ELEVATION 2
Scale: 1/4" = 1'-0"PRELIMINARY :
NOT FOR CONSTRUCTIONMCNEAL
Residence330 TOPAZ STREET
KETCHUM, IDscape
design studio

gretchen v. wagner

p.o. box 2640

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371 north main, suite 202

ketchum, id 83340

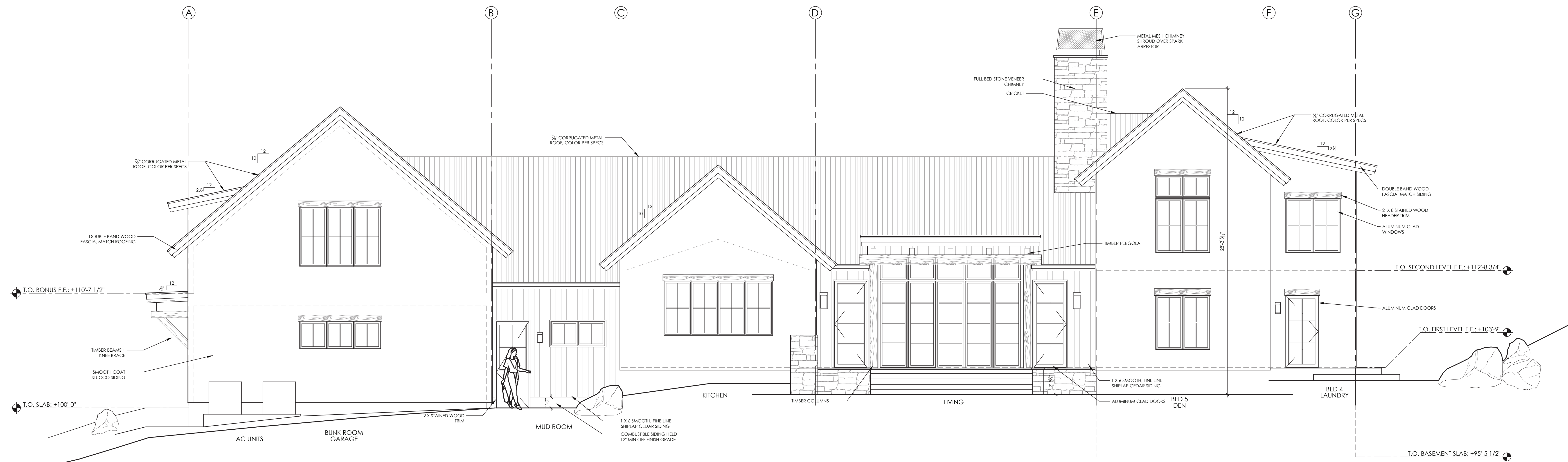
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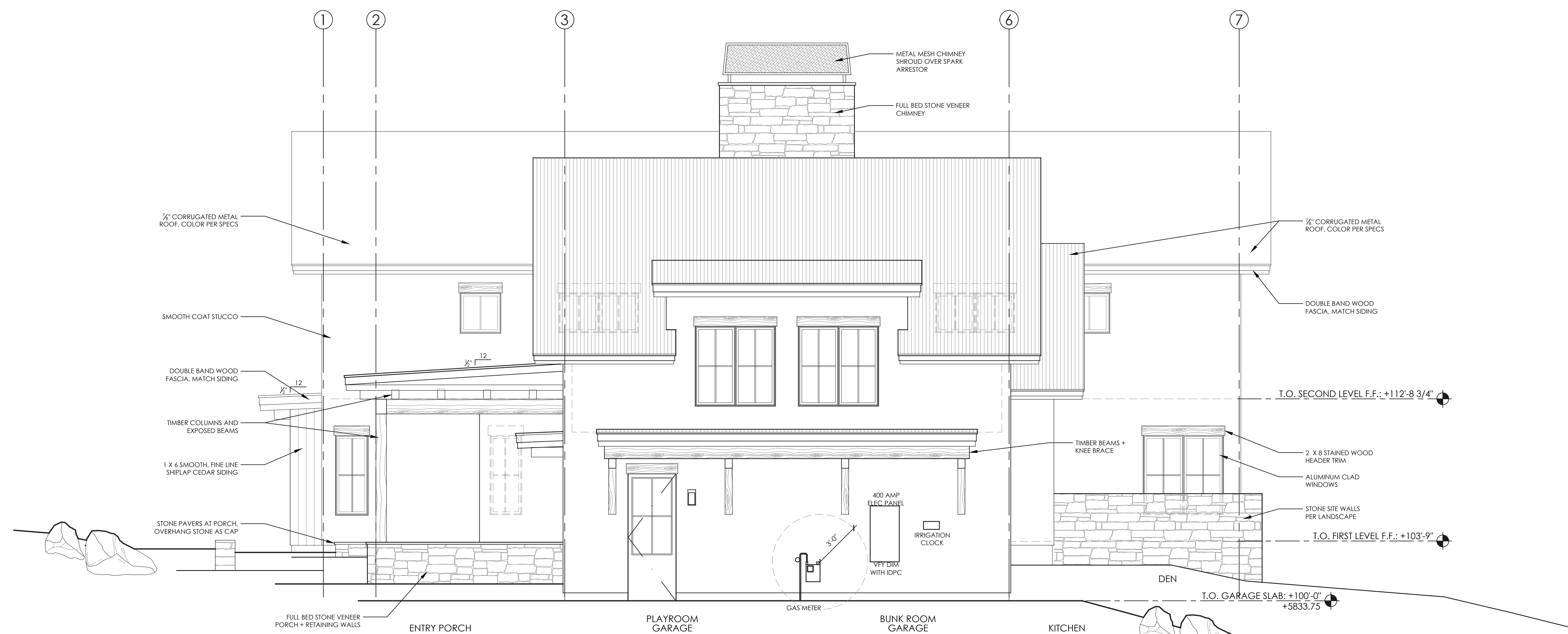
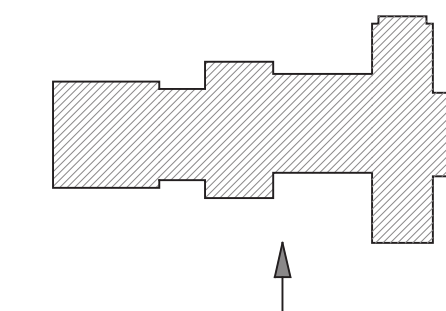
A210
EXTERIOR
ELEVATIONS
1/4" = 1'-0"



SOUTH EXTERIOR ELEVATION

Scale: 1/4" = 1'-0"

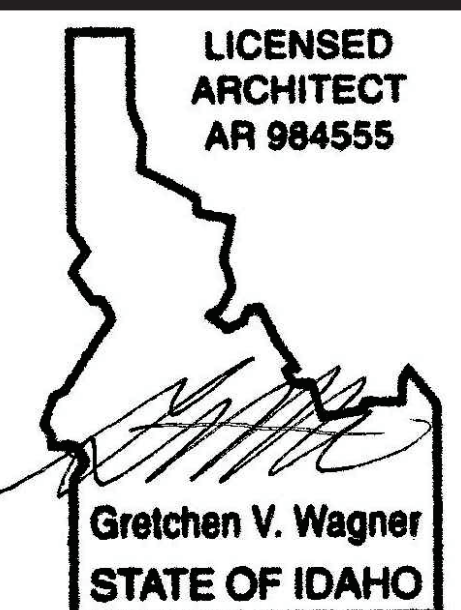
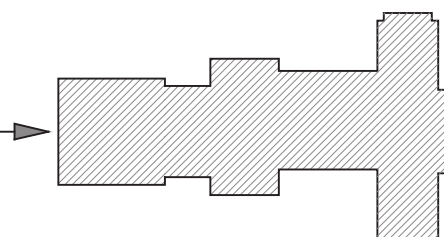
1



WEST EXTERIOR ELEVATION

Scale: 1/4" = 1'-0"

2

PRELIMINARY :
NOT FOR CONSTRUCTIONMCNEAL
Residence330 TOPAZ STREET
KETCHUM, IDscape
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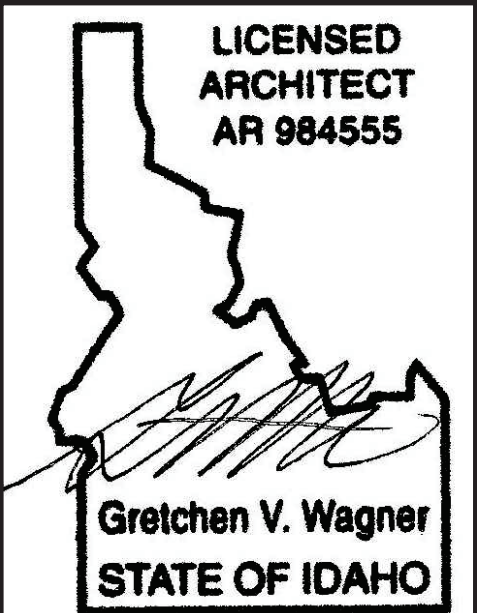
208.720.9714 f

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gretchen@

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



PRELIMINARY :
NOT FOR CONSTRUCTION

MCNEAL
Residence

330 TOPAZ STREET
KETCHUM, ID

scape
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A300

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

