



**City of Ketchum
Planning & Building**

IN RE:)
)
Seidner Residences) KETCHUM PLANNING AND ZONING COMMISSION
Preliminary Plat) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Application File Number: P26-016a) DECISION
Date: July 16, 2026)
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)

PROJECT: Seidner Residences

APPLICATION TYPE: Townhouse Subdivision Preliminary Plat

FILE NUMBER: P26-016a

PROPERTY OWNER: Sundance 4TH Ave LP

REPRESENTATIVE: Mark Phillips, Phillips Land Surveying, PLLC

LOCATION: 460 N 4th Ave (Ketchum Lot 6 BLK 75 8250SF)

ZONING: General Residential – Low-Density (GR-L)

OVERLAY: None

RECORD OF PROCEEDINGS

The preliminary plat application was received, processed, and deemed complete on March 30, 2026. Following receipt of the complete application, Planning staff routed the application materials to all city departments for review. City departments went through three rounds of review providing comments to the applicant on April 29 and May 19 of 2026. The applicant submitted revised project materials on May 11 and May 29 of 2026. City departments completed the third round of review by June 1, 2026 confirming that all comments had been addressed satisfactorily though the applicants’ revisions to the plans or conditions of approval. The application was subsequently scheduled for a public hearing.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on June 10, 2026. A public hearing notice was published in the Idaho Mountain Express on June 10, 2026. A public hearing notice was posted on the City’s website on June 17, 2026. A public hearing notice was posted on the project site on June 24, 2026.

BACKGROUND

The applicant submitted a Design Review application and Townhouse Subdivision Preliminary Plat application for detached townhomes and townhouse sublots located at 460 N 4th Avenue (“subject property”). The subject property is zoned General Residential – Low Density (GR-L) and currently has an approximately 1,200 square foot single family home with a 280 square foot accessory building (see figure 1 on page 2). The GR-L zone allows two dwelling units per lot. In the proposal, Unit A is 3,972 gross sf on a 4,638 sf subplot with three stories and a two-car garage. Unit B is 2,765 gross sf on a 3,614 sf subplot with three stories and a one-car garage. Unit A will have a driveway coming off 4th Avenue while Unit B will be accessed by a driveway coming off the alleyway adjacent to the rear lot line. The units are designed towards their main access “frontage”.

FINDINGS OF FACT

The Commission, having reviewed the entire project record, provided notice, and conducted the required public hearing, does hereby find that the project meets the criteria (below) for a Preliminary Plat approval per §16.07.080.A.1.d of the Ketchum Municipal Code:

- A. Is consistent with the comprehensive plan;
- B. Complies with the standards in Chapter 16.06, *Subdivision*;
- C. Complies with the applicable zoning district standards;
- D. Complies with the use, dimensional, design, and development standards in this Code;
- E. Provides a layout of lots, streets, blocks, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive areas and/or community assets;
- F. Provides evidence of public water and sewer system connections; and
- G. Identifies and adequately mitigates known natural hazard areas.

The Commission finds that the application is consistent with the comprehensive plan and conforms to all applicable standards and criteria as set forth in Chapter 16.06 – *Subdivision* and §16.07.080.A.1 – *Preliminary Plats*. Therefore, the Commission does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

CRITERIA A: COMPREHENSIVE PLAN CONFORMANCE

The subject property is categorized as Medium Density Residential (MDR) in the 2025 Comprehensive Plan Future Land Use Map (FLUM). In the MDR, small single-family homes, duplexes, and townhomes are the primary use. Diverse housing options are encouraged through redevelopment, and density should be generally between five to eleven dwelling units. Parking should be provided off street and attached/detached garages are encouraged as an option. Redevelopment should be compatible with size, scale, pattern, and character of the neighborhood. Residential buildings should be oriented toward the street. Adequate building separation and setbacks from the street should be provided to reinforce neighborhood scale.

The Commission finds that the proposed townhomes align with the MDR FLUM category. The project is calculated at 8.69 dwelling units per acre, falling within the desired range of five to eleven. Parking is provided in garages (two car garage for Unit A and one car garage for Unit B) with one designated spot in the driveway for Unit B. The tall/narrow buildings with pitched roofs and a prominent window feature over a garage & entrance complement the neighborhood size and character. The proposed setbacks are within the scale and pattern of the neighborhood as two dense PUD’s (The Pines and Frenchman’s Townhomes) are down the road and across the street. Furthermore, the proposed

detached townhomes match the pattern of the adjacent property at 420 N 4th (detached townhomes with access fronting 4th Ave and the rear alleyway). See figure 2 for a vicinity map.

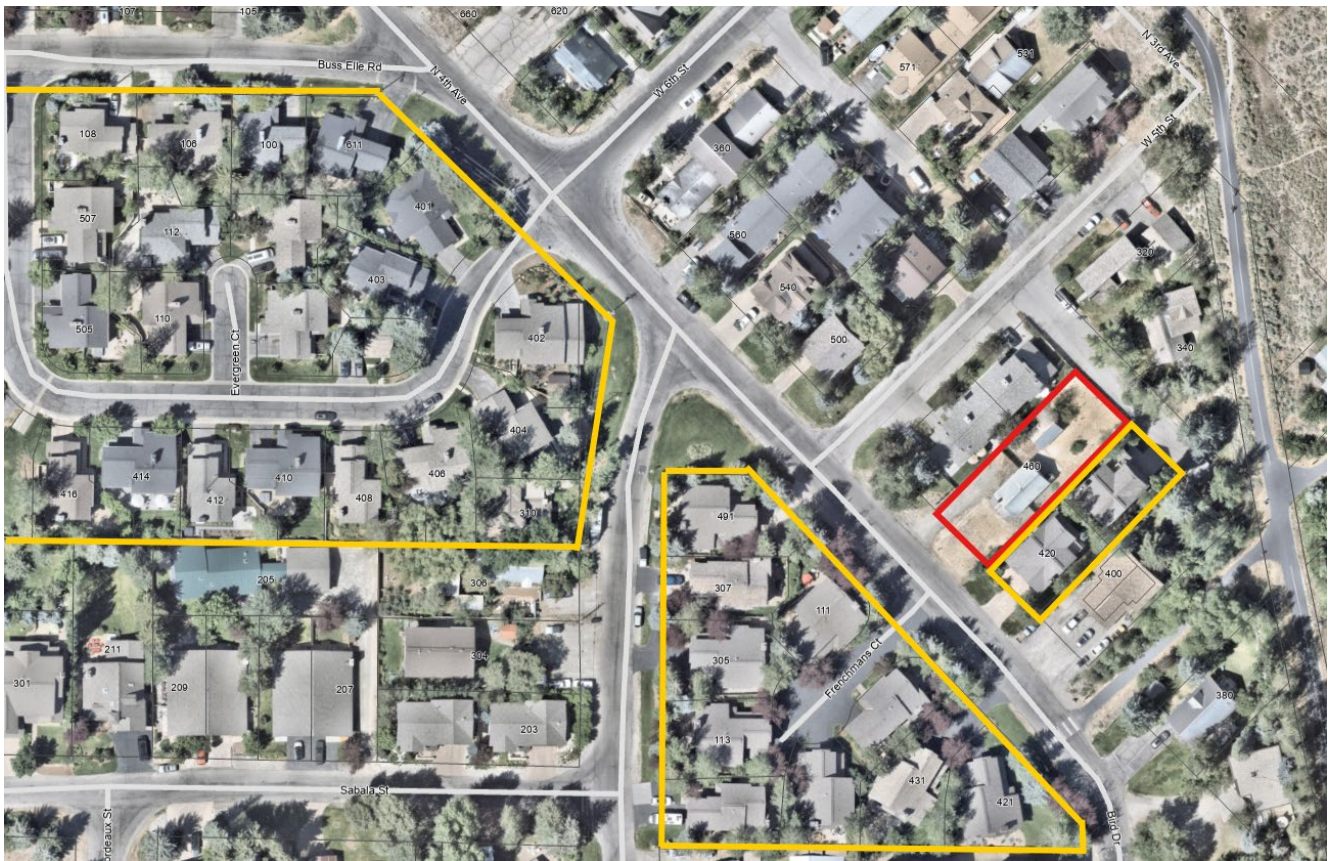


Figure 1: Subject property outlined in red, referenced properties outlined in orange.

Additionally, the Commission finds the following Comprehensive Plan policies support the proposal (summaries of the policies are provided and *analyses are in italics*):

- BNE-1.1: Growth Management - Supporting the efficient use of Ketchum's land by accommodating context-sensitive infill and redevelopment. *The proposal redevelops the property in alignment with the MDR FLUM designation, creating two residential units fit for families. Additionally, the proposal is sensitive to the scale, pattern, and character of the neighborhood.*
- BNE-1.5: Context-Sensitive Development – Infill and redevelopment should be tailored to the surrounding neighborhood context by use, massing, scale, materials, and transitions. *As discussed above, the Commission feel the proposal is tailored to the surrounding neighborhood context.*

There are some policies that may not fully support the project. However, tradeoffs can be considered with other policies, and the Commission finds general consistency overall (summaries of the policies are provided and *analyses are in italics*):

- BNE-1.2: Neighborhood Characteristics – Reinforce distinct characteristics encouraging creativity and innovation. *The project is cohesive with the surrounding neighborhood and intentional with its architectural features, but it may be considered by some too similar in design (i.e. a tall/narrow building with pitched roofs and a prominent window feature over a garage and entrance). While there are certainly similarities to neighboring properties, the*

Commission feel the proposal stands on its own while drawing inspiration from surrounding homes.

- BNE-1.7: Adaptive Reuse – *The existing building is proposed to be demolished. However, it is a small single-family home centrally located on the lot. Retention of the existing residence would substantially limit the property's ability to accommodate the redevelopment envisioned by the MDR FLUM designation.*

The Commission finds that the preliminary plat is substantially consistent with the Comprehensive Plan.

CRITERIA B – G: CONFORMANCE WITH APPLICABLE STANDARDS AND CRITERIA

FINDINGS REGARDING COMPLIANCE WITH ZONING REGULATIONS

GR-L Zoning and Dimensional Standards Evaluation				
Compliant			Standards and Analysis	
Yes	No	N/A	Land Development Code	City Standards and Analysis
☐	☐	☒	16.02.020.D.2	Minimum Lot Area & Width
			<i>Commission Findings</i>	Required: <u>Area:</u> 8,000 sf minimum <u>Width:</u> 80 feet Existing: 8,251 sf lot averaging 55' width. The width makes this lot non-conforming. However, this will not affect the proposal itself, it only limits the proposal on the site. All other required dimensional standards have been met.
☒	☐	☐	16.02.020.D.2	Building Coverage/FAR
			<i>Commission Findings</i>	Permitted: 35%* *Percentage dropped due to Scrivener error in the recently adopted Land Development Code, to be corrected in upcoming code updates. This percentage is to be carried forward from previous Ketchum Municipal Code section 17.12.030. Proposed: 34.9%
☒	☐	☐	16.02.020.D.2	Minimum Building Setbacks
			<i>Commission Findings</i>	Minimum Required Setbacks: <u>Front:</u> 15' <u>Side:</u> greater of 1' for every 3' in building height, or 5' (11' 6" required based on building height) <u>Rear:</u> 15' <u>Lot Lines created by Townhouse Sublots:</u> 0'

				Proposed: Front: 15' Side: 11' 6" Side: 11' 6" Rear: 15' Sublot line: Townhomes are detached
☒	☐	☐	16.02.020.D.2 <i>Commission Findings</i>	Building Height Maximum Permitted Building Height: 35' Proposed: 34' 6"
☒	☐	☐	16.04.020.C.12.i.2 <i>Commission Findings</i>	Driveway Width Required: <u>Minimum:</u> The unobstructed, all-weather surface of a private driveway shall not be less than 12 feet. <u>Maximum:</u> 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. Proposed: The driveway for Unit A is 19.25' and the driveway for Unit B is 12.94'. This makes both driveways compliant, as the larger driveway for unit A is 34.9% of the street frontage.
☒	☐	☐	16.04.050.E <i>Commission Findings</i>	Parking Spaces Required: <u>Multi-Family Dwelling Unit in Residential Districts:</u> 1 parking space for units 0 to 2,000 sf 2 parking spaces for units 2,001 sf and above Proposed: Unit A and Unit B both exceed 2,001 sf. Unit A has a two-car garage and Unit B has a one-car garage with one driveway parking space.
☒	☐	☐	16.04.090 <i>Commission Findings</i>	Dark Skies Proposed: All proposed lighting is 2700 Kelvin, fully shielded, and there is no light trespass across property lines.

FINDINGS REGARDING COMPLIANCE WITH PRELIMINARY PLAT DIGITAL COPIES

Preliminary Plat Digital Copy Requirements				
Compliant			City Code	City Standards
Yes	No	N/A		

☒	☐	☐	16.07.080.A .c.(2)(A)viii (a)	The scale, north point and date.
			<i>Commission Findings</i>	The preliminary plat includes a scale, north point, and date.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (b)	The name of the proposed subdivision. Subdivision names shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho and shall be approved by the Blaine County Assessor.
			<i>Commission Findings</i>	The preliminary plat includes the name of the proposed subdivision: Seidner Residences. This name is not currently applied to any other property in Blaine County.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (c)	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			<i>Commission Findings</i>	The name and address of the owner of record, the subdivider, and the surveyor are shown in plat note 5 & 6 of the preliminary plat. Sundance 4th Ave LP, is the owner and subdivider. Mark Phillips, of Phillips Land Surveying, PLLC, is the surveyor.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (d)	Legal description of the area platted.
			<i>Commission Findings</i>	The legal description is included in line two under the proposed subdivision name.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (e)	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			<i>Commission Findings</i>	The preliminary plat indicates the boundary lines of the adjoining lots including townhouse lots and names of adjoining subdivisions.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (f)	A contour map of the subdivision with contour lines and a maximum interval of two feet to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the City Engineer.
			<i>Commission Findings</i>	The preliminary plat shows the contour lines for the subject property. The lot has approximately 4 feet of elevation gain so the lines are included, but easy to miss.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (g)	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			<i>Commission Findings</i>	The preliminary plat shows the scaled location of existing buildings and the adjacent streets and roadways. There are no bodies of water on the subject property.

☒	☐	☐	16.07.080.A .c.(2)(A)viii (h)	Boundary description of the tract.
			<i>Commission Findings</i>	Boundary description of the tract is included as longitude and latitude along the property lines.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (i)	Existing zoning of the tract.
			<i>Commission Findings</i>	The existing zoning of the subject property is contained in plat note #5.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (j)	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			<i>Commission Findings</i>	The proposed sublots and lot lines are shown. No new streets, easements, or blocks are being proposed.
☐	☐	☒	16.07.080.A .c.(2)(A)viii (k)	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			<i>Commission Findings</i>	The preliminary plat does not contain any public use or common area spaces.
☐	☐	☒	16.07.080.A .c.(2)(A)viii (l)	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			<i>Commission Findings</i>	N/A - The scope of the project is contained on an existing lot in an established and developed neighborhood.
☐	☐	☒	16.07.080.A .c.(2)(A)viii (m)	The direction of drainage, flow and approximate grade of all streets.
			<i>Commission Findings</i>	N/A - New streets are not being proposed.
☐	☐	☒	16.07.080.A .c.(2)(A)viii (n)	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			<i>Commission Findings</i>	N/A - Drainage canals and drainage easements are not proposed.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (o)	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			<i>Commission Findings</i>	A vicinity map was not provided on the preliminary plat but was instead provided in a separate application submittal document. Furthermore, a

				vicinity map is not required on a final plat. No condition of approval has been added to include this requirement and staff find that the separated vicinity map fulfills this requirement.
☐	☐	☒	16.07.080.A .c.(2)(A)viii (p)	The boundaries of the floodplain, floodway and avalanche overlay district shall also be clearly delineated and marked on the preliminary plat or note provided if the entire project is in the floodplain, floodway or avalanche overlay district.
			<i>Commission Findings</i>	N/A – Property is not in the floodplain, floodway, or avalanche overlay.
☐	☐	☒	16.07.080.A .c.(2)(A)viii (q)	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two or more streets.
			<i>Commission Findings</i>	N/A – Property is not in the floodplain, does not contain land with a slope of 25%, and is not creating a corner lot.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (r)	Lot area of each lot.
			<i>Commission Findings</i>	The preliminary plat shows the lot area of each subplot.
☒	☐	☐	16.07.080.A .c.(2)(A)viii (s)	Existing mature trees and established shrub masses.
			<i>Commission Findings</i>	The preliminary plat shows the two existing small, deciduous tree clusters and one existing deciduous tree.

FINDINGS REGARDING PRELIMINARY PLAT SUBDIVISION REQUIREMENTS

Preliminary Plat Development and Design Requirements				
Compliant			City Code	City Standards
Yes	No	N/A		
☒	☐	☐	16.06.050.A	Lot Requirements: 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. Corner lots outside of the original Ketchum Townsite shall have a property line curve or corner of a minimum radius of 25 feet unless a longer radius is required to serve an existing or future use. 3. Side lot lines shall be within 20 degrees to a right angle or radial line to the street line.

				4. Double frontage lots shall not be created. 5. Every lot in a subdivision shall have a minimum of 20 feet of frontage on a dedicated public street or legal access via an easement of 20 feet or greater in width. Easement shall be recorded in the office of the Blaine County recorder prior to or in conjunction with recordation of the final plat. 6. In the LR-1 District, the maximum density of a single development is one dwelling unit per acre of gross land area of less than 25 percent slope.
			<i>Commission Findings</i>	1. The proposed townhouse subdivision meets most dimensional standards as outlined in the GR-L zone district for the parent lot. The minimum lot size is 8,000 square feet and the parent lot for the subject property is 8,251 square feet. The minimum lot width is 80 feet, and the property is about 55 feet on average. The parent lot already exists so this non-conforming standard only makes the lot more restrictive when developing but does not prevent the proposal from being developed. The new attached townhomes meet minimum setback requirements in the GR-L zone for the front, side, and rear. 2. N/A - a corner lot is not being proposed. 3. The parent lot of the townhouse subdivision and the newly created subplot lot line is parallel to the street, cleanly dividing the parent lot into two sublots. 4. A double frontage lot is not being proposed. 5. The parent lot is existing and has approximately 55 feet of frontage along 4th Avenue. 6. N/A - The subject property is in the GR-L Zone.
☐	☐	☒	16.06.050.B	Building Envelopes: 1. Building envelopes shall be shown on preliminary and final plats when a proposed subdivision includes lot(s): a. In whole or in part within the floodplain; b. That contain land with a slope in excess of 25 percent, based upon natural contours; or c. Create corner lots at the intersection of two or more streets. 2. The building envelopes shall be located in a manner designed to promote orderly and logical development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. 3. Building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses, and topographical features. 4. Structures may only be built on buildable lots as defined in §16.08.020. Building envelopes shall be established outside of hillsides of 25 percent and greater and outside of the floodway. A Subdivision Exception to this standard may only be considered for the following: a. For parcels that are entirely within slopes of 25 percent or greater to create a reasonable building envelope, provided the

				Mountain Overlay District standards and all other City requirements are met. b. For small encroachments into or over isolated pockets of land with a slope of 25 percent or greater that are found to be in compliance with the purposes and standards of the Mountain Overlay District and this section.
			<i>Commission Findings</i>	N/A - Property is not in the floodplain, does not contain land with a slope of 25%, and is not creating a corner lot.
☐	☐	☒	16.06.050.C	Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements: 1. No block shall be longer than 1,200 feet (1,200'), nor less than 400 feet between the street intersections, and shall have sufficient depth to provide for two tiers of lots. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features. 4. Except in the original Ketchum Townsite, corner lots shall contain a building envelope outside of a 75-foot radius from the intersection of the streets.
			<i>Commission Findings</i>	N/A - No new blocks are being created.
☐	☐	☒	16.06.050.D	Street Improvement Requirements: 1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land; 2. All streets shall be constructed to meet or exceed the criteria and standards set forth in §16.04.020, <i>Access, Connectivity, and Circulation</i>, and all other applicable ordinances, resolutions or regulations of the City or any other governmental entity having jurisdiction, now existing or adopted, amended or codified; 3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right-of-way, the City Council may require a frontage street, planting strip, or similar design features; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent and not more than seven percent so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing; 6. In general, partial dedications shall not be permitted, however, the City Council may accept a partial street dedication when such a

			street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the Council finds it practical to require the dedication of the remainder of the right-of-way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right-of-way shall be dedicated; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. Where any street deflects an angle of ten degrees or more, a connecting curve shall be required having a minimum centerline radius of 300 feet for an arterial and collector streets, and 125 feet for minor streets; 9. Streets with centerline offsets of less than 125 feet shall be prohibited; 10. A tangent of at least one hundred 100 feet long shall be introduced between reverse curves on arterial and collector streets; 11. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the County Assessor's Office before submitting same to council for preliminary plat approval; 12. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills; 13. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets; 14. In general, the centerline of a street shall coincide with the centerline of the street right-of-way, and all crosswalk markings shall be installed by the subdivider as a required improvement; 15. Street lighting may be required consistent with adopted City standards and where designated shall be installed by the subdivider as a requirement improvement; 16. Private streets may be allowed upon recommendation by the Planning and Zoning Commission and approval by the City Council. Private streets shall be constructed to meet the design standards specified in §16.06.050.D.2 and §16.04.020, <i>Access, Connectivity, and Circulation</i>; 17. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the Streets Department and shall be consistent with the type and design of existing street signs elsewhere in the city;
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				18. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the subdivider. Such construction or improvement shall be pursuant to adopted standard specifications; 19. Sidewalks, curbs, and gutters may be a required improvement installed by the subdivider in compliance with adopted City standards; and 20. No new public or private streets or flag lots associated with a proposed subdivision are permitted to be developed on parcels within the Avalanche Overlay District.
			<i>Commission Findings</i>	1. -18. N/A – These standards do not apply due to the scope of the project. No new public or private streets are being proposed. 19. N/A – Sidewalks, curbs and gutters are not required due to the zoning of the project. 20. N/A – The subject property is not in the Avalanche Overlay.
☐	☐	☒	16.06.050.E	Alley Improvement Requirements: 1. Alleys shall be provided in mixed-use districts. 2. The width of an alley shall be not less than 20 feet. 3. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. 4. Dead end alleys shall be permitted only within the original Ketchum Townsite and only after due consideration of the interests of the owners of property adjacent to the dead end alley including, but not limited to, the provision of fire protection, snow removal and trash collection services to such properties. 5.d Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in §16.06.050.D.2.
			<i>Commission Findings</i>	N/A –The existing lot is surrounded on all sides by existing developments and an established road (4 th Avenue) and alleyway.
☐	☐	☒	16.06.050.F	Required Easements: Easements, as set forth in this subsection, shall be required for location of utilities and other public services, to provide adequate pedestrian circulation and access to public waterways and lands. 1. A public utility easement at least ten feet in width shall be required within the street right-of-way boundaries of all private streets. A public utility easement at least five feet in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the City Engineer to be necessary for the provision of adequate public utilities. 2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of

				sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse. 3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten-foot fish and nature study easement along the riverbank. Furthermore, the City Council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. 4. All subdivisions that border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a 25-foot scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion. 5. No ditch, pipe or structure for irrigation water or irrigation wastewater shall be constructed, rerouted, or changed in the course of planning for or constructing required improvements within a proposed subdivision unless same has first been approved in writing by the ditch company or property owner holding the water rights. A written copy of such approval shall be filed as part of required improvement construction plans. 6. Nonvehicular transportation system easements including pedestrian walkways, bike paths, equestrian paths, and similar easements shall be dedicated by the subdivider to provide an adequate nonvehicular transportation system throughout the city.
			<i>Commission Findings</i>	1. N/A - No private drives are proposed. 2. N/A - The subject property does not border a watercourse. 3. N/A - The subject property does not border the Big Wood River, Trail Creek, or Warm Springs. 4. N/A - The subject property does not border the Big Wood River, Trail Creek, or Warm Springs. 5. N/A - The subject property is currently vacant, all development and infrastructure will be new. 6. N/A - The scope of the project does not require non-vehicular transportation easements.
☒	☐	☐	16.06.050.G	Sanitary Sewage Disposal Improvements: 1. Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. 2. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the City Engineer, City Council, and the Idaho Department of Health and Welfare prior to final plat approval.

				3. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho Department of Health and Welfare and the City Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements that it deems necessary to protect public health, safety, and welfare.
			<i>Commission Findings</i>	1. Sewage lines are shown and outlined on the preliminary plat. Each subplot will have a dedicated sewage line. 2. N/A - This standard shall apply to the final plat. 3. N/A - The sewage system will be connected to the public sewage system.
☒	☐	☐	16.06.050.H	Water System Improvements: 1. A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. 2. The subdivider shall also be required to locate and install an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the City under the supervision of the Fire Department and other regulatory agencies having jurisdiction. 3. The central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. 4. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho Department of Health and Welfare, Idaho Survey and Rating Bureau, District Sanitarian, Idaho State Public Utilities Commission, Idaho Department of Reclamation, and all requirements of the City.
			<i>Commission Findings</i>	1. Each subplot will have a dedicated water line. 2. N/A - A new fire hydrant is not required. 3. N/A - A full water system is not required. Each home will have a dedicated water line running from the municipal main line. 4. The proposed water systems are connected to the municipal water systems.
☐	☐	☒	16.06.050.I	Planting Strip Improvements: 1. Planting strips shall be required improvements to screen incompatible features for the following: a. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or LI districts or off street parking areas; and b. Along the boundary line of lots adjacent to arterial streets or incompatible zoning districts. 2. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the Final Plat, and

				all landscaping and irrigation systems shall be installed as required improvements by the subdivider; 3. All planting strips shall be located within an easement granted to the City and recorded in the office of the Blaine County Recorder prior to or in conjunction with recordation of the Final Plat. 4. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application.
			<i>Commission Findings</i>	N/A - The surrounding developments are compatible with the proposal, and no new subdivision is being created.
☐	☐	☒	16.06.050.J	Cuts, Fills, And Grading Improvements: 1. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways. 2. Areas within a subdivision that are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision. 3. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion. 4. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. 5. Fills shall be compacted to at least 95 percent of maximum density as determined by AASHTO T-99 (American Association of State Highway Officials) and ASTM D698 (American Standard Testing Methods). 6. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. 7. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within 12 feet horizontally of the top and existing or planned cut slope. 8. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet, plus one-fifth of the height of the cut or the fill, but may not exceed a horizontal distance

				of ten feet; tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet, plus one-fifth of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.
			<i>Commission Findings</i>	This standard does not apply as this application is the subdivision of an existing lot. On-site grading for the new townhomes meet all grading requirements and all disturbance will be revegetated per the landscape plan included in Design Review (P26-016).
☐	☐	☒	16.06.050.K	Drainage Improvements: 1. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the City on the preliminary and Final Plat. 2. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. 3. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. 4. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			<i>Commission Findings</i>	1. - 2. N/A - there are no natural drainage courses on the subject property. 3. N/A - The scope of the proposed project does not require a drainage system. 4. N/A - The scope of the proposed project does not require a culvert.
☒	☐	☐	16.06.050.L	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone, and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			<i>Commission Findings</i>	All utilities are proposed to be underground.
☐	☐	☒	16.06.050.M	Off-site Improvements: Where the off-site impact of a proposed subdivision is found by the Planning and Zoning Commission or City Council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to Final Plat approval, including, but not limited to, bridges, intersections,

				roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			<i>Commission Findings</i>	N/A - Off-site improvements will not be required as the proposal is not expected to create substantial additional traffic.
☐	☐	☒	16.06.050.N	Avalanche and Mountain Overlay: All improvements and subdivisions created pursuant to this chapter shall comply with Avalanche Overlay district and Mountain Overlay district requirements as set forth §16.02.060.D.
			<i>Commission Findings</i>	N/A - The property is not in the Avalanche or Mountain Overlay.
☒	☐	☐	16.06.050.O	Natural Feature Preservation: - Existing natural features that enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision. - Preserved natural features shall be located within an easement granted to the City and recorded in the office of the Blaine County Recorder prior to or in conjunction with recordation of the Final Plat.
			<i>Commission Findings</i>	1. & 2. The property is mostly flat and does not contain any notable rock outcropping or watercourses. The property does contain two small tree clusters and one tree. However, these are centrally located and are not particularly notable or specifically enhance the attractiveness of the subdivision. Current landscaping will be fully reworked through the development process without preserving the current conditions.
☐	☐	☒	16.06.050.P	Additional Criteria for Subdivision in the Floodplain Overlay District: - The City Council may require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access easement. These easement requirements are minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the Council may require an extension of that easement along the portion of the riverbank that runs through the proposed subdivision. - All subdivision proposals shall be consistent with the standards set forth in §16.02.060.A, <i>FP: Floodplain Overlay District</i>; - All proposed lots in the subdivision shall have a building envelope that is located above the base flood elevation. It is preferred that building sites are located on natural high ground and special flood hazards areas are reserved for open

			space, trails, parks, and other low-impact, nonresidential uses. If fill is proposed to elevate building sites, compensatory storage must be provided pursuant to section chapter. 4. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage; 5. All subdivision proposals shall include streets that are at or above the base flood elevation to allow dryland access for emergency vehicles during a flood event; 6. All subdivision proposals shall have adequate drainage facilities provided to ensure that the post-development stormwater (of a 25-year storm) discharge volume and flow rate will not exceed the pre-development conditions. Low impact development and green infrastructure techniques for stormwater management are encouraged. Drainage plans and pre- and post-development hydrology calculations shall be prepared by a civil engineer licensed in the State of Idaho; 7. All requirements of the Code of Federal Regulations, 44 CFR 60.3 shall be met; and 8. All subdivision proposals and other development proposals shall have received all necessary permits from those governmental agencies for which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1334.
		<i>Commission Findings</i>	N/A - The property is not in the floodplain.

FINDINGS REGARDING TOWNHOME SUBDIVISION REQUIREMENTS

Townhouse Subdivision Requirements				
Compliant				
Yes	No	N/A	City Code	Standards and Conformance
☒	☐	☐	16.06.070.C.1	All townhouse developments, including each individual subplot, shall not exceed the maximum building coverage requirements of the zoning district. The building coverage limitation shall apply to the collective townhouse development lot, and not each individual sublots.
			<i>Commission Findings</i>	The development is in the GR-L Zone which allows a maximum coverage of 35%*. The proposal covers 34.9% of the lot. *Percentage dropped due to Scrivener error in the recently adopted Land Development Code, to be corrected in upcoming code updates. This

				percentage is to be carried forward from previous Ketchum Municipal Code section 17.12.030.
☒	☐	☐	16.06.070.C.2	All garages shall be designated on the preliminary and Final Plats and on all deeds as part of the particular townhouse units. Detached garages may be platted on separate sublots; provided that the ownership of detached garages is tied to specific townhouse units on the townhouse plat and in any owner's documents, and that the detached garage(s) may not be sold and/or owned separate from any dwelling unit(s) within the townhouse development.
			<i>Commission Findings</i>	The garages are not shown on the preliminary plat partially due to conflict with 16.07.080.A.c.(2)(A)viii(g), which requires a preliminary plat to show scaled locations of existing buildings. However, both garages are located within each residence on their respective subplot. A condition of approval has been added stipulating the garages will be clearly shown on the final plat.

CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant's Design Review application for the development and use of the project site.
2. The Planning and Zoning Commission has authority to hear the applicant's Preliminary Plat Application pursuant to Chapter 16.07 of Ketchum Municipal Code Title 16.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §16.07.020.E.6.
4. The Preliminary Plat Application is governed under Ketchum Municipal Code Chapter 16.06 and §16.07.080.A.1.
5. The Preliminary Plat Application File No. P26-009 meets all applicable standards specified in Title 16 of Ketchum Municipal Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **recommends approval** of The Seidner Residences Preliminary Plat Application File No. P26-016a this Thursday, July 16, 2026 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. The Preliminary Plat is subject to all conditions of approval associated with Design Review approval P26-016.
2. Failure to record a Final Plat within two (2) years of Council's approval of a Preliminary Plat shall cause the Preliminary Plat to be null and void.
3. Prior to Final Plat approval, the Final Plat shall clearly depict the location of the garages on their respective townhouse sublots in accordance with the applicable Townhouse Subdivision requirements

Administrative Appeal Notice: Applicant has the opportunity, pursuant to Ketchum Municipal Code 16.07.020.H to administratively appeal this Decision to the City Council.

Regulatory Taking Analysis Notice: Applicant has the opportunity, pursuant to Idaho Code 67-8003, to submit a written request for a regulatory taking analysis of this Decision.

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

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