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330 Topaz Street Residence) KETCHUM PLANNING AND ZONING COMMISSION
Lot Consolidation Preliminary Plat) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
) RECOMMENDATION
Application File Number: 26-KET-00135)
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)
Date: July 16, 2026)

PROJECT: 330 Topaz Street Residence

FILE NUMBER: 26-KET-00135

APPLICATION TYPE: Lot Consolidation Preliminary Plat

ASSOCIATED APPLICATIONS: Mountain Overlay Design Review 26-KET-00126,
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 Lot Consolidation Preliminary Plat Application File No. 26-KET-00135 during their regular meeting on June 17, 2026. The application was considered concurrently with Mountain Overlay Design Review Application File No. 26-KET-00126 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 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.

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.

Comprehensive Plan Consistency

Pursuant to LDC §16.07.080.A.1.d(1)(A), the preliminary plat must be consistent with the Comprehensive Plan.

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.

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.

Lot Consolidation Preliminary Plat

The applicant has submitted a Lot Consolidation Preliminary Plat to combine Tax Lots 8258 and 8259 into a single parcel containing approximately 18,678 square feet. Both tax lots are under common ownership and have historically functioned as a single residential property. The proposed consolidation formalizes an existing development pattern rather than creating a new one.

The property contains several physical constraints that distinguish it from a typical residential parcel. Topaz Street traverses the northern portion of Tax Lot 8258, and portions of the property are utilized by the City for snow storage, snowplow operations, and emergency vehicle turnaround purposes. The southern boundary of Tax Lot 8259 extends into both the paved and unpaved

portions of Garnet Street. Due to the roadway's location and its function for snow storage, drainage, and maintenance operations, the area available for development adjacent to Garnet Street is further constrained. In addition, the Reinheimer and McCoy irrigation conveyances traverse the property, further limiting the area available for development.

Pursuant to LDC §16.07.080.A.1.d(1), the Planning and Zoning Commission shall review and recommend, and the City Council shall approve, approve with conditions, or deny the Preliminary Plat based on the applicable review criteria for major subdivisions.

The proposed lot consolidation does not increase allowable density, development potential, or building coverage and is not necessary to achieve compliance with building coverage standards. Rather, the lot consolidation is necessary to eliminate an internal property line that would otherwise cause the proposed residence to encroach into the required 20-foot rear yard setback of the LR Zone. Without consolidation, the proposed residence would encroach into the required rear setback measured from the rear property line of Tax Lot 8258. Following consolidation, the residence will maintain a setback of approximately 89 feet 10 inches from the rear property line along Garnet Street, substantially exceeding the minimum rear setback required in the LR Zone.

The Commission finds that the proposed Preliminary Plat is consistent with the Comprehensive Plan, complies with applicable subdivision and zoning standards, provides adequate access and utility service, and concentrates development within the most suitable and previously disturbed portion of the property while maintaining compliance with all applicable zoning, Design Review, and Mountain Overlay requirements. The Commission further finds that the lot consolidation results in a more conforming parcel configuration by eliminating a substandard lot and establishing a single parcel capable of accommodating development in compliance with current zoning standards.

Lot consolidations within the LR Zone require approval of a Subdivision Exception pursuant to LDC §16.07.080.A.1.b.5. The applicant has also requested a Subdivision Exception from the standard prohibiting double-frontage lots, as the resulting parcel will have frontage along both Topaz Street and Garnet Street. The Commission finds that the unique physical characteristics of the property support approval of both requested exceptions.

Tax Lot 8259 is a substandard parcel containing approximately 5,828 square feet, which is 3,172 square feet below the minimum 9,000-square-foot lot size required in the LR Zone. In addition to its substandard size, the parcel is constrained by the presence of the Reinheimer and McCoy irrigation conveyances and by portions of Garnet Street that extend onto the property. These conditions significantly reduce the practical area available for future development.

The applicant has represented that a recorded agreement associated with Garnet Street limits or prohibits additional driveway access from the roadway. Regardless of the status of that agreement, the Commission has added prohibiting vehicular access from Garnet Street as a condition of approval to ensure consistency with the basis for the requested subdivision exceptions.

By consolidating two legal tax lots into a single parcel, the proposal reduces future development potential and permanently eliminates the ability to independently develop Tax Lot 8259. The Commission further finds that consolidation eliminates a longstanding substandard parcel, reduces the number of legal development parcels from two to one, and promotes a coordinated site design that minimizes grading, disturbance, utility extensions, and access improvements. The requested lot

consolidation and double-frontage exceptions do not create additional development rights, increase allowable density, or facilitate additional access opportunities. Rather, the exceptions recognize existing site conditions while resulting in a more conforming parcel configuration and reducing future development potential.

To ensure that future development remains consistent with the basis for the requested exceptions, the Commission has added a condition of approval requiring the Final Plat to include a note prohibiting vehicular access, driveway construction, or curb cuts from Garnet Street unless otherwise approved by the City through a future land use application.

Accordingly, the Commission finds that the requested Subdivision Exceptions are justified by the property's unique physical characteristics and constraints, eliminate a substandard parcel, reduce future development potential, are consistent with the purposes of the subdivision regulations and Mountain Overlay District, and are not detrimental to the public health, safety, or welfare.

FINDINGS REGARDING COMPLIANCE WITH PRELIMINARY PLAT CRITERIA

Preliminary Plat Review Criteria (LDC §16.07.080.A.1.d)		
Land Development Code Section	Preliminary Plat Review Criteria & Commission Findings	
16.07.080.A.1.d(1)(A)	The Preliminary Plat is consistent with the Comprehensive Plan.	Conformance YES
Commission Findings	The proposed lot consolidation is consistent with the Comprehensive Plan because it eliminates a substandard lot, reduces the number of legal development parcels from two to one, and results in a more conforming parcel configuration. The proposal does not increase allowable density, building coverage, or development potential. Instead, the lot consolidation facilitates redevelopment of the property in a manner that complies with applicable setback requirements while maintaining consistency with neighborhood character, orderly development patterns, and the hillside protection objectives of the Comprehensive Plan.	
16.07.080.A.1.d(1)(B)	The Preliminary Plat complies with the standards in Chapter 16.06, Subdivision.	Conformance YES
Commission Findings	Compliance with applicable subdivision standards is evaluated in the following table.	
16.07.080.A.1.d(1)(C)	The Preliminary Plat complies with the applicable zoning district standards.	Conformance YES
Commission Findings	The consolidated parcel will continue to comply with the dimensional standards of the LR Zone including minimum lot area, setbacks, building coverage, and building height.	
16.07.080.A.1.d(1)(D)	The Preliminary Plat complies with the use, dimensional, design, and development standards in this Code.	Conformance YES
Commission Findings	The associated Mountain Overlay Design Review application demonstrates compliance with applicable zoning, development, and design standards.	
16.07.080.A.1.d(1)(E)	The Preliminary Plat 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.	Conformance YES
Commission Findings	The application consolidates two existing lots into a single parcel, eliminating a substandard lot and reducing future development potential. Development remains	

	concentrated within previously disturbed portions of the site and minimizes additional disturbance to the property.	
16.07.080.A.1.d(1)(F)	The Preliminary Plat provides evidence of public water and sewer system connections.	Conformance YES
Commission Findings	The property is served by existing municipal water and sewer infrastructure.	
16.07.080.A.1.d(1)(G)	The Preliminary Plat identifies and adequately mitigates known natural hazard areas.	Conformance YES
Commission Findings	The property is located within the Mountain Overlay District. Natural hazards and hillside development considerations are addressed through the concurrent Mountain Overlay Design Review application.	
16.07.080.A.1.d(2)	Additional Criteria for Lot Consolidation: All Preliminary Plat applications for lot consolidation must also demonstrate conformance with all applicable Building Permit and land use development approvals.	Conformance YES
Commission Findings	The proposed lot consolidation is being reviewed concurrently with the Mountain Overlay Design Review application for redevelopment of the property with a new single-family residence. The associated development has been designed to comply with applicable zoning, Design Review, and Mountain Overlay standards. The lot consolidation does not increase allowable density, development potential, or building coverage. Rather, it eliminates an internal lot line that would otherwise result in a setback encroachment, removes a longstanding substandard lot, and establishes a single parcel capable of accommodating development in compliance with current zoning standards. The Commission finds that the proposed lot consolidation is consistent with applicable land use approvals and development standards and supports orderly development of the property consistent with the Comprehensive Plan and Land Development Code.	

FINDINGS REGARDING COMPLIANCE WITH SUBDIVISION DEVELOPMENT DESIGN STANDARDS

Development and Design Standards (LDC §16.06.050)		
Land Development Code Section	Development and Design Standards & Commission Findings	
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	Conformance YES

	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.	
Commission Findings	The proposed subdivision consolidates two existing tax lots into a single lot and does not create any additional development parcels. The resulting lot will comply with the dimensional requirements of the Limited Residential (LR) zoning district, including minimum lot size and width requirements. Consolidation of the existing lots eliminates a nonconforming lot and results in a more functional development parcel. The proposed lot configuration is compatible with the surrounding pattern of residential development and will accommodate the approved residence and associated site improvements while maintaining required setbacks and preserving solar access to adjacent properties. The subject property is not a corner lot requiring a 25-foot corner radius, and the side lot lines of the proposed lot comply with applicable subdivision standards. The resulting parcel will have frontage along both Topaz Street and Garnet Street, constituting a double-frontage lot. The applicant has requested an exception to the prohibition on double-frontage lots. The Commission finds the exception is warranted because the application consolidates existing lots rather than creating a new double-frontage condition, reduces future development potential by combining two lots into one parcel, and supports a coordinated site design that minimizes the need for additional access improvements. As discussed in the Commission Findings of the subdivision exception request, approval of the exception is consistent with the purposes of the subdivision regulations. The proposed lot has substantially more than the required 20 feet of frontage and legal access is provided from Topaz Street. Any required easements associated with access and maintenance will be recorded prior to or concurrent with recordation of the final plat. The property is not located within the LR-1 zoning district; therefore, subsection (6) is not applicable. The Commission finds the proposed lot consolidation complies with the applicable lot requirements of Section 16.06.050.A, subject to approval of the requested subdivision exception for the resulting double-frontage lot.	
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	Conformance N/A

	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: - 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. - 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.	
Commission Findings	The proposed subdivision consolidates two existing lots into a single parcel and does not create any new development lots. Review of the submitted survey and preliminary plat indicates the property does not contain slopes exceeding 25 percent, is not located within a floodplain, and does not create a corner lot at the intersection of two or more streets. Therefore, a building envelope is not required pursuant to Section 16.06.050.B.1. Although a building envelope is not required, the proposed lot configuration supports orderly and logical development of the property, provides adequate access from Topaz Street, and accommodates the approved residential development while preserving open space and minimizing impacts to surrounding properties. The proposed lot consolidation does not create constraints related to access, utilities, drainage, or site development and is consistent with the purposes of the subdivision regulations.	
16.06.050.C Block Requirements	The length, width, and shape of blocks within a proposed subdivision shall conform to the following requirements: - No block shall be longer than 1,200 feet, nor less than 400 feet between the street intersections, and shall have sufficient depth to provide for two tiers of lots. - Blocks shall be laid out in such a manner as to comply with the lot requirements. - 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. - 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.	Conformance N/A
Commission Findings	The proposed application is a lot consolidation that combines two existing lots into a single parcel and does not create any new blocks, streets, or development lots. As no new block structure is proposed, the standards governing block length, width, depth, and configuration are generally not applicable to the project.	
16.06.050.D Street Improvement Requirements	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;	Conformance N/A

	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 lots, a temporary turnaround easement shall be provided, and the 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 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 100 feet long shall be introduced between reverse curves on arterial and collector streets; 11. Proposed streets that 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 City 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;	
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	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, Access, Connectivity, and Circulation; 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; 18. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic that 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 shall 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.	
Commission Findings	The proposed application is a lot consolidation that combines two existing lots into a single parcel and does not create any new streets, roadway segments, or access corridors. The project will continue to utilize the existing access from Topaz Street and does not require the construction, extension, or dedication of public streets. As a result, many of the street design and construction standards contained in this section are not directly applicable to the proposal. The existing access configuration and associated improvements have been reviewed by the City Engineer, Streets Department, and Ketchum Fire District. As part of the development, the applicant is providing a 15-foot-wide easement along the historically maintained portion of Topaz Street to accommodate roadway maintenance, snow storage, drainage, and emergency access. The proposed access improvements and fire apparatus turnaround are designed to provide safe circulation for residents, visitors, emergency responders, and service vehicles. Because the application does not create new streets, street intersections, bridges, street names, street lighting systems, or roadway alignments, the standards related to street layout, block circulation, centerline geometry, street naming, bridge construction, and similar subdivision infrastructure are not applicable. Likewise, no new public or private streets are proposed, and the property is not located within the Avalanche Overlay District. The Commission finds that the proposed lot consolidation will continue to be served by adequate access and circulation infrastructure and is consistent with the applicable requirements and intent of Section 16.06.050.D.	

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. 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.	Conformance N/A
Commission Findings	The proposed application is a lot consolidation within the Limited Residential (LR) zoning district and does not involve the creation of lots within a Mixed-Use zoning district. No alleys exist on or adjacent to the subject property, and no alley construction, extension, dedication, or improvement is proposed as part of the subdivision. Because the proposal does not involve a mixed-use development, alley infrastructure, alley intersections, dead-end alleys, or alley improvements, the alley improvement requirements of this section are not applicable to the proposed lot consolidation. The Commission finds Section 16.06.050.E does not apply to the proposed subdivision.	
16.06.050.F Required Easements	Easements, as set forth in this section, 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 that 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 that 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	Conformance YES

	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.	
Commission Findings	The property contains several easements and access areas necessary to support existing and proposed development, including roadway maintenance, snow storage, emergency access, and irrigation conveyance infrastructure. The applicant proposes a 15-foot-wide easement along the historically maintained portion of Topaz Street to accommodate roadway maintenance, snow storage, drainage, and emergency access. Pursuant to LDC §16.07.080.A.1.c(2)(A)j, the Preliminary Plat must identify the location and dimensions of all proposed easements. The Commission has determined that the proposed fire apparatus, emergency services, and Streets Department turnaround easement must be added to the Preliminary Plat prior to City Council consideration. In addition, easements associated with the proposed relocation of the McCoy and Reinheimer irrigation conveyances shall be reflected on the Final Plat following approval of the final conveyance design. Subject to these conditions, the Commission finds the proposed subdivision can comply with the easement requirements of Section 16.06.050.F.	
16.06.050.G Sanitary Sewage Disposal Requirements	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 pursuant to the requirements of the Idaho Department of Health and Welfare and the Council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the Council may require an increase in the minimum lot size and may impose any other reasonable requirements that it deems necessary to protect public health, safety, and welfare.	Conformance YES
Commission Findings	The subject property is served by the City of Ketchum's public sanitary sewer system. The proposed lot consolidation does not create additional development lots and does not require the installation of a new central sanitary sewer system. The	

	proposed residence and associated improvements will continue to be served by public sewer infrastructure, and any necessary service upgrades, connections, or extensions will be completed at the applicant's expense and reviewed by the City's Wastewater Department. The City's Water and Wastewater Departments reviewed the proposed development and determined that adequate public sanitary sewer service is available to serve the property. Any required sewer improvements and utility construction plans will be subject to review and approval by the City Engineer and applicable agencies prior to issuance of permits. Because the property is served by the existing public sewer system, alternative sewage disposal facilities are neither proposed nor required. The Commission finds the proposed subdivision complies with Section 16.06.050.G.	
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.	Conformance YES
Commission Findings	The subject property is served by the City of Ketchum municipal water system. The proposed lot consolidation does not create additional development lots and does not require the installation of a new central water distribution system. The proposed residence and associated site improvements will continue to be served by the existing public water system, and any required service upgrades, connections, or water infrastructure improvements will be completed at the applicant's expense and reviewed by the City's Water Department. The City's Water Department reviewed the proposed development and determined that adequate domestic water service and fire flow are available to serve the property. Fire protection measures, including hydrant availability and emergency access, have been reviewed in coordination with the Ketchum Fire District. Any required water system improvements will be subject to review and approval by the City Engineer, Water Department, Fire Department, and other applicable agencies prior to issuance of permits. Because the project will connect to and be served by the existing municipal water system, no dead-end private water system or alternative water supply is proposed. The Commission finds the proposed subdivision complies with Section 16.06.050.H.	
16.06.050.I Planting Strip Improvements	1. Planting strips shall be required improvements to screen the view of incompatible features for the following:	Conformance N/A

	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.	
Commission Findings	The proposed application is a lot consolidation that combines two existing residential lots into a single parcel within the Limited Residential (LR) zoning district. The property is surrounded by residential development and is not adjacent to a highway, railroad, commercial district, Light Industrial district, arterial street, or other incompatible land use that would necessitate a screening planting strip pursuant to this section. Because the subdivision does not adjoin incompatible uses or zoning districts and does not require the installation of a reserve planting strip controlling access to a public street, no planting strip easements or associated landscaping improvements are required. Accordingly, the provisions related to planting strip easements, landscaping plans, and installation requirements are not applicable to the proposed subdivision. The Commission finds the planting strip improvement requirements of Section 16.06.050.I are not applicable to the proposed lot consolidation.	
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).	Conformance YES

	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.	
Commission Findings	The proposed lot consolidation combines two existing lots into a single parcel and does not create additional development lots or roadway infrastructure requiring substantial grading. The associated residential development has been reviewed through the concurrent Mountain Overlay Design Review application, which includes grading, drainage, landscaping, and revegetation plans designed to minimize disturbance to the site and blend development with the existing topography. The proposed development is concentrated within the previously disturbed portion of the property and utilizes the existing access from Topaz Street, reducing the need for additional cuts and fills. The subject property does not contain areas that are unsuitable for development due to excessive slopes, geologic hazards, or other physical constraints requiring designation as open space under this section. Areas not occupied by structures, access improvements, or site infrastructure will remain landscaped or open and will continue to provide separation from adjacent properties and natural site features. The submitted plans provide for revegetation and stabilization of disturbed areas following construction. Any grading, excavation, or fill associated with the project will be subject to review and inspection through the engineering and building permit processes to ensure compliance with applicable standards for soil preparation, compaction, slope stability, drainage, erosion control, and revegetation. Disturbed areas will be protected from erosion during construction and restored upon completion of site work. The Commission finds the proposed lot consolidation and associated development are designed to minimize grading impacts, protect site stability, and provide for restoration of disturbed areas consistent with the requirements and intent of Section 16.06.050.J.	
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.	Conformance YES

	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.	
Commission Findings	The proposed lot consolidation combines two existing lots into a single parcel and does not alter the location of existing natural drainage features on the property. The submitted grading and drainage plans identify the drainage patterns serving the site and provide for collection, conveyance, and on-site management of stormwater generated by the proposed development. The project includes drainage improvements necessary to serve the development and has been reviewed by the City Engineer. Existing drainage features will be maintained or improved as necessary to accommodate development while avoiding adverse impacts to adjacent properties or public infrastructure. Any required drainage easements, drainage facilities, culverts, or related improvements will be reviewed through the engineering and building permit processes and constructed in accordance with applicable City standards. The proposed development includes an adequate stormwater management system and provides for the safe conveyance of runoff from the site. The Commission finds the project is capable of complying with applicable drainage requirements and that the proposed lot consolidation is consistent with the requirements and intent of Section 16.06.050.K. The property contains existing irrigation conveyances that also function as seasonal runoff conveyance channels. Any relocation of these facilities shall maintain existing conveyance capacity and be reviewed by the Water Supervisor, Public Works Director, City Engineer, and Planning Department prior to approval of final construction plans.	
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.	Conformance YES
Commission Findings	The proposed lot consolidation combines two existing lots into a single parcel and will continue to be served by existing public utility infrastructure. The proposed development includes underground installation of utility services, including water, sewer, electric, natural gas, and communication facilities, consistent with City requirements. Existing overhead utility lines serving the property will be removed and replaced with underground service. The City's utility departments reviewed the proposed development and determined that adequate utility service is available to serve the property. Any utility improvements, relocations, service extensions, and associated infrastructure required to serve the development shall be installed at the applicant's expense and subject to review and approval through the engineering and building permit processes. The Commission finds that the proposed development will be served by adequate underground utility infrastructure and complies with the requirements of Section 16.06.050.L.	

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.	Conformance N/A
Commission Findings	The proposed application is a lot consolidation that combines two existing lots into a single parcel and does not create additional development lots or increase the density otherwise permitted on the property. The subdivision will continue to be served by existing public infrastructure, including roadway access, water service, sewer service, drainage facilities, and emergency services. City departments reviewed the proposed subdivision and associated development plans and determined that existing public facilities are capable of serving the project. The proposal does not create substantial additional traffic or demand on public infrastructure that would necessitate construction of off-site improvements such as roadway upgrades, intersections, bridges, traffic control devices, water system improvements, or sewer system improvements. The Commission finds the proposed lot consolidation will not result in off-site impacts requiring additional public infrastructure improvements.	
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.	Conformance YES
Commission Findings	The subject property is located within the Mountain Overlay District and is subject to the applicable standards of Section 16.02.070. The proposed lot consolidation is being reviewed concurrently with a Final Mountain Overlay Design Review application, which evaluates the siting of the residence, access, grading, drainage, vegetation disturbance, utility placement, emergency access, and other hillside development considerations required by the Mountain Overlay regulations. As discussed in the accompanying Mountain Overlay Design Review analysis, the Commission finds the proposed development complies with the applicable requirements of the Mountain Overlay District. The subject property is not located within the Avalanche Overlay District; therefore, Avalanche Overlay standards do not apply. The Commission finds the proposed lot consolidation and associated development comply with the requirements of Section 16.06.050.N	
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.	Conformance N/A
Commission Findings	The proposed lot consolidation combines two existing lots into a single parcel and does not alter the location of existing natural features on the property. The associated residential development has been designed to minimize disturbance to existing site features and vegetation to the extent practicable. Existing mature vegetation will be retained where feasible, and disturbed areas will be revegetated in accordance with the approved landscape and restoration plans.	

	The property does not contain identified historic resources, significant rock outcroppings, or other natural features requiring preservation through a dedicated conservation or preservation easement. Existing vegetation will be retained where practicable, and disturbed areas will be revegetated in accordance with the approved landscape plan. The Commission finds the proposed lot consolidation is consistent with the requirements and intent of Section 16.06.050.O.
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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 Lot Consolidation Preliminary Plat application.
2. The Commission has authority to hear the applicant’s Lot Consolidation Preliminary Plat pursuant to §16.07.080.A 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 Lot Consolidation Preliminary Plat Application File No. 26-KET-00135 meets all applicable standards specified in the Land Development Code.

DECISION

THEREFORE, the Ketchum Planning and Zoning Commission **recommends approval** of this Lot Consolidation Preliminary Plat Application File No. 26-KET-00135 to the City Council this Thursday, July 16, 2026 subject to the following conditions of approval.

CONDITIONS OF APPROVAL

1. This Lot Consolidation Preliminary Plat and Subdivision Exception approval is subject to approval of the 330 Topaz Street Mountain Overlay Design Review (Application File #26-KET-00126).
2. Prior to City Council consideration of the Preliminary Plat, the applicant shall revise the Preliminary Plat to clearly depict, dimension, label, and dedicate all easements required pursuant to LDC §16.07.080.A.1.c(2)(A)j, including the fire apparatus turnaround easement, emergency services turnaround easement, and City Streets Department turnaround easement associated with the hammerhead turnaround at the terminus of Topaz Street. The location and dimensions of the easement shall be subject to review and approval by the Fire Department, Streets Department, City Engineer, and Planning Department.
3. Prior to recordation of the Final Plat, a note shall be added stating that the Subdivision Exception for the double-frontage lot was approved in part based on the prohibition of vehicular access from Garnet Street. Vehicular access, including driveways, curb cuts, and

private street connections, shall be prohibited from Garnet Street unless otherwise approved through a future land use application.

4. Prior to recordation of the Final Plat, the applicant shall revise the plat as necessary to depict the final approved location, dimensions, and maintenance easements associated with the relocated McCoy (Weyyakin) and Reinheimer irrigation conveyances. Easement widths shall be sufficient to contain the conveyance facilities and provide access for maintenance, repair, replacement, and reconstruction in accordance with LDC §16.06.050.F.2.
5. Prior to recordation of the final plat, the applicant shall submit final plat documents, legal descriptions, easements, and supporting materials for review and approval by the City Engineer, City Attorney, and Planning Department.
6. Pursuant to the applicable provisions of the Land Development Code, final plat approval shall be obtained within two (2) years of City Council approval of the Preliminary Plat or the Preliminary Plat approval shall become null and void unless otherwise extended in accordance with the Code.

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

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