



City of Ketchum

### CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: December 2, 2024 Staff Member/Dept: Abby Rivin, Senior Planner  
Planning and Building Department

Agenda Item: Recommendation to hold a public hearing and approve the Bigwood Subdivision No. 2 & 3:  
Lot 7A & 8A Lot Line Shift Application.

**Recommended Motion:**

“I move to approve the Bigwood Subdivision No. 2 & 3: Lot 7A & 8A Lot Line Shift Application and adopt the Findings of Fact, Conclusions of Law, and Decision.”

**Reasons for Recommendation:**

- The request meets all applicable standards for Readjustment of Lot Lines as specified in the Ketchum Municipal Code’s Subdivision (Title 16) regulations.
- Consistent with Ketchum Municipal Code §16.04.020, the proposal meets the definition of Readjustment of Lot Lines because: (1) the application proposes to adjust the common lot line, (2) proposed lots 7A and 8A comply with the requirements of the Bigwood PUD, Bigwood Development Agreement, and applicable dimensional standards required in the STO-1 Zone, and (3) the proposal does not create additional lots or dwelling units.
- All city departments have reviewed the proposal and have no concerns with the proposed lot line shift.

**Policy Analysis and Background:**

The Bigwood Subdivision No. 2 & 3: Lot 7A & 8A Lot Line Shift (Application File No. P24-084) proposes to adjust the common lot line between existing lots 7 and 8 and amend the building envelope on lot 8. Landscaping improvements installed as part of the single-family residential development on lot 7 currently encroach over the existing common lot line and onto lot 8. These landscaping improvements are shown on the License Agreement recorded Instrument No. 699185 between the two property owners. The License Agreement allows the owner of lot 7 to maintain the existing landscaping improvements that currently encroach onto lot 8. The property owners have requested to shift the common lot line so that these existing landscaping improvements that currently encroach onto lot 8 are contained within the new property boundary of lot 7A.

In addition, the applicant has requested to amend the building envelope on lot 8. Note no. 8 of the Bigwood Subdivision No. 2 & 3 plat states, “The building envelope shown on Lots 6 through 12 may be rotated around the center pivot point. The center pivot point is fixed and shall not be moved.” The applicant proposes to expand the building envelope on lot 8 while maintaining the existing center pivot point. The expansion of the building envelope complies with subdivision requirement that building envelopes be

setback 25 feet from front the front and rear lot lines and not encroach into areas with 25% or greater slope.

Consistent with Ketchum Municipal Code (KMC) §16.04.020, the proposal meets the definition of Readjustment of Lot Lines because: (1) the application proposes to adjust the common lot line, (2) proposed lots 7A and 8A comply with the requirements of the Bigwood PUD, Bigwood Development Agreement, and applicable dimensional standards required in the STO-1 Zone, and (3) the proposal does not create additional lots or dwelling units.

The Bigwood Subdivision No. 2 & 3 plat is comprised of Large Block Number 2 and Large Block 3 of the Bigwood PUD. The Bigwood Annexation, Services, and Development Agreement (“Bigwood Development Agreement”) and PUD were approved in 1985 to annex the property containing the Bigwood Golf Course and neighboring residential areas. The Bigwood Development Agreement establishes allowed uses and permitted densities on each large block within the Bigwood PUD Subdivision. The agreement states that Large Block Number 2 shall be comprised of a maximum of nine single-family residential lots, and Large Block Number 3 shall be comprised of a maximum of eight single-family residential lots. In addition, the Bigwood Development Agreement states that no further subdivision of these residential lots is permitted. The Bigwood Subdivision No. 2 & 3 plat contains 17 total residential lots, which is the maximum permitted for Large Block Number 2 and Large Block Number 3 per the Bigwood Development Agreement.

Nine of the 17 lots within the Bigwood Subdivision No. 2 & 3 plat are substandard in size and nonconform with respect to the minimum 1-acre lot area required in the STO-1 Zone pursuant to Ketchum Municipal Code §17.12.030. While nonconforming to the 1-acre minimum lot size required in the STO-1 Zone, the lots were permitted through the Bigwood Development Agreement, which allowed for 17 total residential lots on Large Block Number 2 and Large Block Number 3. Existing lots 7 and 8 are two of the nine lots that do not conform to the minimum 1-acre lot size required in the STO-1 Zone. Existing lot 7 has a total area of 28,746 square feet and existing lot 8 has a total area of 27,745 square feet. Proposed lots 7A and 8A remain nonconforming to the minimum 1-acre lot size required in the STO-1 Zone. Proposed lot 7A has a total area of 28,899 square feet, and proposed lot 8A has a total area of 27,673 square feet. While the existing lots 7 and 8 and proposed lots 7A and 8A do not conform with the minimum 1-acre lot size required in the STO-1 Zone, the proposal complies with the Bigwood Development Agreement as the 17 total residential lots are maintained and no new lots are proposed to be created.

Consistent with KMC §16.04.060.B, the application was transmitted to city departments, including the City Engineer, Fire, Building, Utilities, and Streets departments, for review. The city department comments were provided to the applicant on October 17, 2024. The applicant submitted revised project plans on October 18, 2024. All city department comments were addressed and resolved on the revised plat.

**Sustainability Impact:**

This application has no impact on the City’s ability to meet the Ketchum Sustainability Action Plan.

**Financial Impact:**

None	There is no financial request to the City of Ketchum for the application and therefore no budget implications.
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**Attachments:**

1. Lot Line Shift Application Materials

2. Bigwood Subdivision No. 2 & 3: Lots 7A & 8A Final Plat
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3. Draft Findings of Fact, Conclusions of Law, and Decision
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# Attachment 1

## Lot Line Shift Application Materials



**City of Ketchum  
Planning & Building**

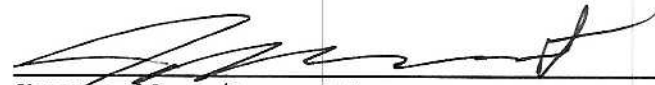
OFFICIAL USE ONLY	
File Number	
Date Received	
By	
Fee Paid	
Approved Date	
Denied Date	
By	

**Readjustment of Lot Lines (Lot Line Shift) Application**

Submit completed application and documentation to [planningandbuilding@ketchumidaho.org](mailto:planningandbuilding@ketchumidaho.org) Or hand deliver to Ketchum City Hall, 191 5<sup>th</sup> St. W. Ketchum, ID If you have questions, please contact the Planning and Building Department at (208) 726-7801. To view the Development Standards, visit the City website at: [www.ketchumidaho.org](http://www.ketchumidaho.org) and click on Municipal Code. You will be contacted and invoiced once your application package is complete.

OWNER INFORMATION	
Owner Name: Lot 7 - Jon Krabbenschmidt & Dawn M. O'Dell	Lot 8 - Sky Cabin, LLC
Mailing Address: Lot 7 - PO Box 6969 Ketchum, ID 83340	Lot 8 - 295 NW Elford Drive, Seattle, WA 98117-4130
Phone: 415-378-9525 - Jon Krabbenschmidt	
Email: <a href="mailto:jon@gateholdingsllc.com">jon@gateholdingsllc.com</a>	
PROJECT INFORMATION	
Name of Proposed Plat: Bigwood Sub'd No. 2 & 3, Block 3, Lots 7A & 8A	
Representative of Owner: Dave Patrie, Galena-Benchmark Engineering	
Phone: 208-726-9512, Ext. 1006	
Mailing Address: P.O. Box 733, Ketchum, ID 83340	
Email: <a href="mailto:dave@galena-benchmark.com">dave@galena-benchmark.com</a>	
Legal Land Description: Lots 7 & 8, Block 3, Bigwood Sub'd No. 2 & 3	
Project Address: 335 N. Bigwood Drive, Ketchum, ID	
Number of Lots: 2	Number of Units: N/A
Total Land Area in Square Feet: +/- 56,572 SF	Current Zoning District: STO-1 (short term occupancy - 1 acre)
Overlay District: <input type="checkbox"/> Flood <input type="checkbox"/> Mountain <input type="checkbox"/> Avalanche	
Easements to be Dedicated on the Final Plat (Describe Briefly):	
A 10-foot wide utility easement centered on all lot lines and adjacent to all street boundaries, per Original Plat Note No. 4.	
ATTACHMENTS NECESSARY TO COMPLETE APPLICATION	
1. A copy of a current lot book guarantee and recorded deed to the subject property;	
2. Title report	
3. PDF version of the final plat.	

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Lot Line Shift Application, in which the City of Ketchum is the prevailing party, to pay reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum. I, the undersigned, certify that all information submitted with and upon this application form is true and accurate to the best of my knowledge and belief.

  
Signature of Owner/Representative

8/29/24  
Date



City of Ketchum  
Planning & Building

OFFICIAL USE ONLY	
File Number	
Date Received:	
By:	
Fee Paid:	
Approved Date:	
Denied Date:	
By:	

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8/29/24

Signature of Owner/Representative

Date

SKY CABIN , LLC  
By: Jack Anderson  
Its: Manager



Instrument # 647578

HAILEY, BLAINE, IDAHO  
10-23-2017 2:58:57 PM No. of Pages: 2  
Recorded for: AMERITITLE - KETCHUM  
JOLYNN DRAGE Fee: \$15.00  
Ex-Officio Recorder Deputy: JB  
Electronically Recorded by Simplifile

WARRANTY DEED

Order No.: 192732AM

FOR VALUE RECEIVED

Stowe H. Tattersall and Rockefeller Trust Company N.A., Co-Trustees of the Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013

the Grantors, do hereby grant, bargain, sell and convey unto

Jon E. Krabbenschmidt and Dawn M. O'Dell, husband and wife, as community property with right of survivorship

whose current address is: 16 Cove Road, Belvedere, CA 94920

the Grantees, the following described premises, in Blaine County, Idaho, TO WIT:

Lot 7 in Block 3 of Bigwood Subdivision No. 2 & 3, A Resubdivision of Blocks 2A, 2B, 3A, 3B, Bigwood P.U.D. Subdivision according to the official plat thereof, as recorded in the office of the County Recorder of Blaine County, Idaho, under recorder's Instrument No. 280214

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that they will warrant and defend the same from all lawful claims whatsoever.

Dated: <sup>23</sup> October 17, 2017

SW

Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013

By: Stowe H. Tattersall  
Stowe H. Tattersall, Co-Trustee

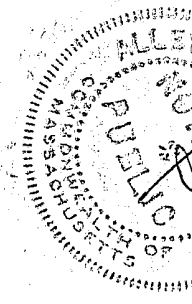
By: Rockefeller Trust Company, N.A. Co-Trustee

By: \_\_\_\_\_  
Elizabeth P. Munson, President

State of Massachusetts } ss.  
County of Dukes County }

This document may be executed simultaneously in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

On this 17 day of October, 2017, before me, the undersigned a Notary Public in and for said state, personally appeared Stowe H. Tattersall known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustee of the the Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013, and acknowledged to me that he executed the same as Co-Trustee. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



William Marie Hughes  
Notary Public for the State of Massachusetts  
Residing at: Oak Bluffs, MA  
Commission Expires: October 8, 2021

State of \_\_\_\_\_ } ss.  
County of \_\_\_\_\_ }

N.A.

On this \_\_\_\_ day of October, in the year 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Elizabeth P. Munson known to me to be the President of Rockefeller Trust Company, know or identified to be the Co-Trustee of the trust known as the Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013 and acknowledged to me that she executed the same as Co-Trustee. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



WARRANTY DEED

Order No.: 192732AM

FOR VALUE RECEIVED

Stowe H. Tattersall and Rockefeller Trust Company N.A., Co-Trustees of the Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013

the Grantors, do hereby grant, bargain, sell and convey unto

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whose current address is: 16 Cove Road, Belvedere, CA 94920

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TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that they will warrant and defend the same from all lawful claims whatsoever.

Dated: October 23, 2017

Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013

By: Stowe H. Tattersall, Co-Trustee

By: Rockefeller Trust Company, N.A. Co-Trustee

By: Elizabeth P. Munson, President

This document may be executed simultaneously in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

State of \_\_\_\_\_ } ss.
County of \_\_\_\_\_ }

On this \_\_\_ day of October, 2017, before me, the undersigned a Notary Public in and for said state, personally appeared Stowe H. Tattersall known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustee of the the Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013, and acknowledged to me that he executed the same as Co-Trustee. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of \_\_\_\_\_
Residing at: \_\_\_\_\_
Commission Expires: \_\_\_\_\_

State of NEW YORK } ss.
County of NEW YORK }

On this 18th day of October, in the year 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Elizabeth P. Munson known to me to be the President of Rockefeller Trust Company, known or identified to be the Co-Trustee of the trust known as the Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013 and acknowledged to me that she executed the same as Co-Trustee. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of NEW YORK
Residing at: QUEENS, NEW YORK
Commission Expires: JULY 27, 2021

VICTORIA ROBLES
Notary Public, State of New York
No. 01RO6209419, Qualified in Queens County
Commission Expires July 27, 2021

EM

N.A.





## WARRANTY DEED

FOR VALUE RECEIVED

Rosebud, LLC, an Idaho limited liability company

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Sky Cabin, LLC, an Idaho limited liability company

the Grantee, whose current address is: 1295 NW Elford, Seattle, WA 98177

the following described premises, to-wit:

Lot 8 in Block 3 of BIGWOOD SUBDIVISION NO. 2 & 3, A RESUBDIVISION OF BLOCKS 2A, 2B, 3A, 3B, BIGWOOD P.U.D. SUBDIVISION, as shown on the official plat thereof, recorded as Instrument No. 280214, records of Blaine County, Idaho.

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

Dated this 5th day of September, 2018.


Rosebud, LLC, an Idaho limited liability company

A handwritten signature in cursive script, appearing to read "Arthur F. Oppenheimer".

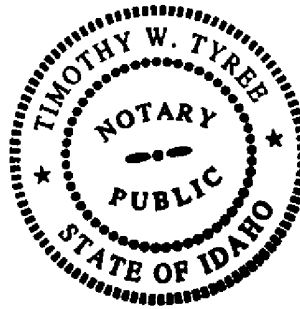
By: Arthur F. Oppenheimer, Manager

State of ADA IDAHO  
County of ADA

This record was acknowledged before me on 4 day of SEPTEMBER, 2018, by Arthur F. Oppenheimer, as Manager of Rosebud, LLC.

  
\_\_\_\_\_  
Notary Public IDA  
My Commission Expires: 12-14-2022

(STAMP)





**CLTA GUARANTEE**

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

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

**GUARANTEES**

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

**Dated: May 9, 2024**

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

Countersigned by:

*Nick Busdon*

\_\_\_\_\_  
Authorized Countersignature

\_\_\_\_\_  
TitleOne  
Company Name

\_\_\_\_\_  
271 1st Ave North  
PO Box 2365  
Ketchum, ID 83340  
City, State



*F. H. Eppinger*  
\_\_\_\_\_  
Frederick H. Eppinger  
President and CEO

*David Hisey*  
\_\_\_\_\_  
David Hisey  
Secretary

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

## GUARANTEE CONDITIONS AND STIPULATIONS

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

## GUARANTEE CONDITIONS AND STIPULATIONS

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

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

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

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

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

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

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

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

**9. Limitation of Liability**

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

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

**11. Payment Loss**

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

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

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

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

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

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

**14. Liability Limited to This Guarantee; Guarantee Entire Contract**

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

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

**LOT BOOK GUARANTEE**  
**Issued By**  
**Stewart Title Guaranty Company**

**SCHEDULE A**

**File No.** 24505260

**State:** ID

**County:** Blaine

<u>Guarantee No.</u>	<u>Liability</u>	<u>Date of Guarantee</u>	<u>Fee</u>
G-2222-000090596	\$1,000.00	May 9, 2024 at 7:30 a.m.	\$280.00

**Name of Assured:**

Galena-Benchmark Engineering

**The assurances referred to on the face page hereof are:**

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

Parcel I

Lot 7, Block 3 of BIGWOOD SUBDIVISION NO. 2 & 3, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 280214, records of Blaine County, Idaho.

Parcel II

Lot 8, Block 3 of BIGWOOD SUBDIVISION NO. 2 & 3, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 280214, records of Blaine County, Idaho.

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

Deed Type: Warranty Deed

Grantors: Stowe H. Tattersall and Rockefeller Trust Company N.A., Co-Trustees of the Elizabeth M. Webster Family Trust, as reformed and restated on August 23, 2013

Grantees: Jon E. Krabbenschmidt and Dawn M. O'Dell, husband and wife, as community property with right of survivorship

Recorded Date: October 23, 2017

Instrument: 647578

Affects Lot 7

[Click here to view](#)

Deed Type: Warranty Deed

Grantors: Rosebud, LLC, an Idaho limited liability company

Grantees: Sky Cabin, LLC, an Idaho limited liability company

Recorded Date: September 5, 2018

Instrument: 654712

Affects Lot 8

[Click here to view](#)

- 3. There are no mortgages or deeds of trust which purport to affect title to said land, other than those shown below under Exceptions.**
- 4. There are no (homesteads, agreements to convey, attachments, notices of non-responsibility, notices of completion, tax deeds) which purport to affect title to said land, other than shown below under Exceptions.**

5. **No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.**
6. **No guarantee is made regarding any liens, claims of liens, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same as said address.**

**EXCEPTIONS:**

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

335 N Bigwood Dr, Ketchum, ID 83340 (Lot 7)

120 Griffin Ct, Ketchum, ID 83340 (Lot 8)

2. Taxes, including any assessments collected therewith, for the year 2023 for which the first installment is paid, and the second installment is due and payable on or before June 20, 2024.

Parcel Number: [RPK04260030070](#)

Original Amount: \$15,139.72

Affects Lot 7

NOTE: A property tax reduction (which reduction is shown as a credit on the property tax notice) was given in the amount of \$166.16. This property tax relief was appropriated by the Legislature, according to House Bill 292. The above tax amount does not reflect this reduction.

3. Taxes for the year 2023 are paid in full.

Parcel Number: [RPK04260030070](#)

Original Amount: \$5,540.70

Affects Lot 8

4. Taxes, including any assessments collected therewith, for the year 2024 which are a lien not yet due and payable.

5. The land described herein is located within the boundaries of the City of Ketchum and is subject to any assessments levied thereby.

6. Liens, levies, and assessments of the Bigwood PUD Homeowners Association.

7. Easements, reservations, restrictions, and dedications as shown on the official plat of Bigwood PUD Subdivision.

8. Easements, reservations, restrictions, and dedications as shown on the official plat of Amended Bigwood P.U.D. Subdivision Blocks 1, 2A, 2B, 3A, 3B, 4-16, 17A, 17B, 18, 20-22.

9. Easements, reservations, restrictions, and dedications as shown on the official plat of [Bigwood Subdivision No. 2 & 3](#).

10. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded April 1, 1889 in Book 1 of Patents, at Page [386](#), records of Blaine County, Idaho.

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

12. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a/an Easement.

Granted to: The Union Land Company

Purpose: Blanket easement for municipal water pipeline

Recorded: August 5, 1936

Instrument No.: [74012](#), records of Blaine County, Idaho.

An Assignment of Easements.

Granted to: Union Pacific Railroad Company.

Recorded: January 2, 1937

Instrument No.: [74725](#), records of Blaine County, Idaho.

13. Terms and conditions contained in a/an Bigwood Annexation, Services and Development Agreement by and between City of Ketchum, Idaho, a municipal corporation and River Rock, LTD, a Nevada limited partnership.

Recorded: September 18, 1985

Instrument No.: [266738](#), records of Blaine County, Idaho.

First Supplemental Agreement to the Bigwood Annexation, Services and Development Agreement.

Recorded: August 14, 1986

Instrument No.: [275667](#), records of Blaine County, Idaho.

Second Supplemental Agreement to the Bigwood Annexation, Services and Development Agreement.

Recorded: November 9, 1987

Instrument No.: [289789](#), records of Blaine County, Idaho.

Third Supplemental Agreement to the Bigwood Annexation, Services and Development Agreement.

Recorded: June 14, 1999

Instrument No.: [428370](#), records of Blaine County, Idaho.

Fourth Amendment to the Bigwood Annexation, Services and Development Agreement.

Recorded: November 21, 2023

Instrument No.: [703562](#), records of Blaine County, ID.

14. Exceptions and Reservations as contained in a/an Warranty Deed.

Executed by: River Rock, Ltd., a Nevada limited partnership

Purpose: Allowable exceptions to title

Recorded: August 4, 1986

Instrument No.: [275342](#), records of Blaine County, Idaho.

15. Terms and conditions contained in a/an Agreement to Dedicate Bigwood Water System by and between the City of Ketchum, Idaho, a municipal corporation and Seaboard Idaho, Inc, an Idaho corporation.

Recorded: January 27, 1988

Instrument No.: [291967](#), records of Blaine County, Idaho.

16. Terms, provisions, covenants, conditions, restrictions and easements provided in a Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for the Bigwood P.U.D. Subdivision, but omitting any covenants, conditions or restrictions, if any, to the extent that such violates 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: December 18, 1986

Instrument No.: [280213](#), records of Blaine County, Idaho.

Re-Recorded: December 30, 1986

Instrument No.: [280561](#)

Amendment No. One to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: February 3, 1987

Instrument No.: [281630](#), records of Blaine County, Idaho.

Amendment No. Two to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: April 29, 1988

Instrument No.: [294199](#), records of Blaine County, Idaho.

Amendment No. Three to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: February 15, 1989

Instrument No.: [303040](#), records of Blaine County, Idaho.

Amendment No. Four to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: August 25, 1989

Instrument No.: [309071](#), records of Blaine County, Idaho.



Amendment No. Five to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: February 28, 1992

Instrument No.: [338436](#), records of Blaine County, Idaho.

Amendment No. Six to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: February 5, 1997

Instrument No.: [398924](#), records of Blaine County, Idaho.

Amendment No. Seven to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: December 9, 2005

Instrument No.: [529827](#), records of Blaine County, Idaho.

Amendment No. Eight to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: May 29, 2009

Instrument No.: [567791](#), records of Blaine County, Idaho.

Amendment No. Nine to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: December 6, 2023

Instrument No.: [703741](#), records of Blaine County, ID.

Amendment No. Ten to Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions, and Easements of Bigwood PUD Subdivision.

Recorded: January 24, 2024

Instrument No.: [704419](#), records of Blaine County, Idaho.

17. Terms, provisions, covenants, conditions, restrictions and easements provided in a Supplemental Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bigwood PUD Subdivision, but omitting any covenants, conditions or restrictions, if any, to the extent that such violates 42 USC 3604 (c) or any other ordinance, statute or regulation.

Recorded: December 19, 1986

Instrument No.: [280262](#), records of Blaine County, Idaho.

Re-Recorded: December 30, 1986

Instrument No.: [280560](#)

Amendment No. One to Supplemental Declaration of Covenants, Conditions, and Restrictions for Blocks 2 and 3, Bigwood P.U.D. Subdivision.

Recorded: March 16, 1987

Instrument No.: [282765](#), records of Blaine County, ID.

18. Exceptions and Reservations as contained in a/an Corporate Warranty Deed.

Executed by: Seaboard Idaho, Inc.

Purpose: Reservations and exceptions in any patents from the United States or any patent or deed from the State of Idaho

Recorded: September 29, 1988

Instrument No.: [298678](#), records of Blaine County, Idaho.

Affects Lot 7

19. Terms and conditions contained in a/an Agreement by and between Peter L. Sturdivant and the City of Ketchum, Idaho, a municipal corporation.

Recorded: March 8, 1991

Instrument No.: [328259](#), records of Blaine County, Idaho.

Affects Lot 7

20. Terms and conditions contained in a/an Memorandum of Right of First Refusal.

Recorded: September 10, 2018

Instrument No.: [654795](#), records of Blaine County, Idaho.

Affects Lot 8

21. All matters, and any rights, easements, interests or claims as disclosed by a Record of Survey recorded January 12, 2023 as Instrument No. [698411](#), records of Blaine County, Idaho.  
Affects Lot 8

22. Terms and conditions contained in a/an License Agreement by and between Sky Cabin, LLC, an Idaho limited liability company and Jon E. Krabbenschmidt and Dawn M. O'Dell.  
Recorded: March 9, 2023  
Instrument No.: [699185](#), records of Blaine County, Idaho.  
Affects both lots

23. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:  
Amount: \$1,855,000.00  
Trustor/Grantor: Jon E. Krabbenschmidt and Dawn M. O'Dell, husband and wife, as community property with right of survivorship  
Trustee: Pioneer Title Company  
Beneficiary: Wells Fargo Bank, N.A.  
Dated: October 19, 2017  
Recorded: October 23, 2017  
Instrument No.: [647579](#), records of Blaine County, Idaho.  
Affects Lot 7

**Sun Valley Title**  
By:

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

**Nick Busdon, Authorized Signatory**

File No. 24505260

**JUDGMENT AND TAX LIEN GUARANTEE**

Issued By  
Stewart Title Guaranty Company

**SCHEDULE A**

**Amount of Liability:** \$1,000.00

**Fee Amount:** \$0.00

**Guarantee No.:** G-2222-000090596

**Name of Assured:** Galena-Benchmark Engineering

**Date of Guarantee:** May 9, 2024

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

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

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

The parties referred to in this guarantee are as follows:

Parcel I

Jon E. Krabbenschmidt and Dawn M. O'Dell, husband and wife, as community property with right of survivorship

Parcel II

Sky Cabin, LLC, an Idaho limited liability company

Sun Valley Title  
By:



Nick Busdon, Authorized Signatory

File No. 24505260

SCHEDULE B

Exceptions:

NONE

## Attachment 2

Bigwood Subdivision No. 2 & 3:  
Lots 7A & 8A Final Plat

# A PLAT SHOWING BIGWOOD SUBDIVISION NO. 2 & 3: BLOCK 3, LOTS 7A & 8A

WHEREIN THE BOUNDARY COMMON TO LOTS 7 & 8 IS AMENDED  
AND THE BUILDING ENVELOPE ON LOT 8 IS RECONFIGURED, CREATING LOTS 7A & 8A.

LOCATED WITHIN SEC. 1, T4N, R17E, & GOV'T LOT 7, SEC. 6, T4N, R18E, B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO

OCTOBER 2024



### LEGEND

- PROPERTY LINE
- ADJOINER'S LOT LINE
- LOT LINE ELIMINATED
- BUILDING ENVELOPE
- BUILDING ENVELOPE PER ORIGINAL PLAT ELIMINATED
- CENTERLINE ROAD R.O.W.
- BLAINE COUNTY G.I.S. TIE
- FOUND ALUMINUM CAP ON 5/8" REBAR (MARKED AS NOTED)
- FOUND 5/8" REBAR (MARKED AS NOTED)
- FOUND 1/2" REBAR (MARKED AS NOTED)
- SET 5/8" REBAR W/ PLASTIC CAP INSCRIBED "PLS 20893"

### SURVEY NARRATIVE & NOTES

1. THE PURPOSE OF THIS PLAT IS TO AMEND THE LOT LINES BETWEEN LOTS 7 & 8 AND TO RECONFIGURE THE BUILDING ENVELOPE ON LOT 8 TO COMPLY WITH CURRENT ZONING REGULATIONS. ALL FOUND MONUMENTS WERE ACCEPTED AS EITHER ORIGINAL CORNERS, OR REPLACEMENTS OF ORIGINAL CORNERS.
2. REFERENCES (RECORDS OF BLAINE COUNTY, IDAHO):
  - a) PLAT OF VILLAGE OF BIGWOOD SUB'D NO. 2 & 3, INST. NO. 280214.
  - b) RECORD OF SURVEY OF BIGWOOD SUB'D NO. 2 & 3: LOT 8, INST. NO. 698411.
  - c) LOT BOOK GUARANTEE NO. G-2222-000090596, BY STEWART TITLE GUARANTY COMPANY, DATED MAY 9, 2024.
3. DISTANCES SHOWN ARE MEASURED. REFER TO THE ABOVE REFERENCED DOCUMENTS FOR PREVIOUS RECORD DATA.
4. REFER TO THE ORIGINAL PLAT AND DECLARATION OF CC&RS OF BIGWOOD SUBDIVISION NO. 2 & 3, AND AS AMENDED, FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY.
5. THERE SHALL BE A 10 FOOT WIDE UTILITY EASEMENT CENTERED ON ALL LOT LINES AND ADJACENT TO ALL STREET BOUNDARIES. (PER ORIGINAL PLAT)
6. ACCESS TO LOT 8A SHALL BE FROM GRIFFIN ROAD (a.k.a. GRIFFIN COURT).

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	57.15'	200.38'	16°20'25"	N63° 12' 36"E	56.95'
C2	21.68'	25.00'	49°40'35"	N79° 41' 32"E	21.00'
C3	30.50'	60.00'	29°07'16"	S89° 47' 13"E	30.17'
C4	108.21'	155.00'	40°00'01"	N85° 58' 17"W	106.03'

### HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: \_\_\_\_\_ South Central Public Health District, REHS



A PLAT SHOWING  
BIGWOOD SUB'D NO. 2 & 3  
BLOCK 3, LOTS 7A & 8A

GALENA-BENCHMARK ENGINEERING  
KETCHUM, IDAHO

SHEET 1 OF 3  
Job No. 24008

# BIGWOOD SUBDIVISION NO. 2 & 3: BLOCK 3, LOTS 7A & 8A

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY that JON E. KRABBENSCHMIDT and DAWN M. O'DELL, husband and wife, as community property with right of survivorship, are the owners in fee simple of Real Property described as follows:

A parcel of land located within Section 1, Township 4 North, Range 17 East, Boise Meridian, Sun Valley, Idaho, more particularly described as follows:

Lot 7, Block 3 of BIGWOOD SUBDIVISION NO. 2 & 3, according to the official plat thereof, recorded as Instrument No. 280214, records of Blaine County, Idaho.

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

Pursuant to Idaho Code 50-1334, the undersigned, as owner, does hereby state that the lots on this plat are eligible to receive water service from the Ketchum Water Department and that said district has agreed in writing to serve the lots shown on this plat.

The undersigned hereby certify to the extent required, the notification an/or approval of the foregoing plat by any holders of recorded security interest in and to the real property described above.

It is the intention of the undersigned to and they do hereby include said land in this plat.

IN WITNESS WHEREOF, we have hereunto set our hands.

\_\_\_\_\_  
JON E. KRABBENSCHMIDT

\_\_\_\_\_  
DAWN M. O'DELL

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
  )ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of 20\_\_\_\_, before me, the undersigned, personally appeared JON E. KRABBENSCHMIDT and DAWN M. O'DELL, known or identified to me (or proved to me), to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

\_\_\_\_\_  
Notary Public

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY that SKY CABIN, LLC, an Idaho limited liability company, is the owner in fee simple of Real Property described as follows:

A parcel of land located within Section 1, Township 4 North, Range 17 East, Boise Meridian, Sun Valley, Idaho, more particularly described as follows:

Lot 8, Block 3 of BIGWOOD SUBDIVISION NO. 2 & 3, according to the official plat thereof, recorded as Instrument No. 280214, records of Blaine County, Idaho.

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

Pursuant to Idaho Code 50-1334, the undersigned, as owner, does hereby state that the lots on this plat are eligible to receive water service from the Ketchum Water Department, and that said district has agreed in writing to serve the lots shown on this plat.

The undersigned hereby certify to the extent required, the notification an/or approval of the foregoing plat by any holders of recorded security interest in and to the real property described above.

It is the intention of the undersigned to and they do hereby include said land in this plat.

IN WITNESS WHEREOF, we have hereunto set our hands.

\_\_\_\_\_  
SKY CABIN LLC, an Idaho limited liability company

By: \_\_\_\_\_

Its: \_\_\_\_\_

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
  )ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of 20\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, known or identified to me (or proved to me), to be the \_\_\_\_\_ of SKY CABIN, LLC, an Idaho limited liability company and acknowledged to me that he and said limited liability company executed the same.

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

\_\_\_\_\_  
Notary Public

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

A PLAT SHOWING  
BIGWOOD SUB'D. NO. 2 & 3  
BLOCK 3, LOTS 7A & 8A

GALENA-BENCHMARK ENGINEERING  
KETCHUM, IDAHO

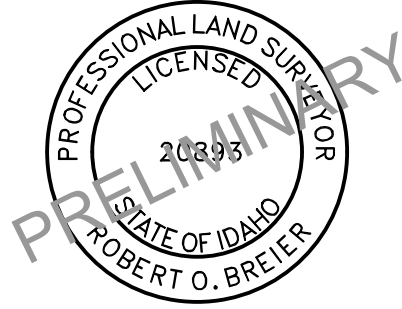
SHEET 2 OF 3  
Job No. 24008

# BIGWOOD SUBDIVISION NO. 2 & 3: BLOCK 3, LOTS 7A & 8A

## SURVEYOR'S CERTIFICATE

I, Robert O. Breier, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this is a true and accurate map of the land surveyed under my direct supervision in accordance with the State of Idaho Code relating to plats and surveys.

ROBERT O. BREIER, P.L.S. #20893



## COUNTY SURVEYOR'S APPROVAL

This is to certify that I, SAM YOUNG, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the laws of the State of Idaho relating thereto.

\_\_\_\_\_  
BLAINE COUNTY SURVEYOR

\_\_\_\_\_  
DATE

## BLAINE COUNTY TREASURER'S CERTIFICATE

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: \_\_\_\_\_

## BLAINE COUNTY RECORDER'S CERTIFICATE

## KETCHUM CITY COUNCIL CERTIFICATE

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

\_\_\_\_\_  
TRENT DONAT, City Clerk

## CITY ENGINEER'S CERTIFICATE

I, the undersigned, City Engineer in and for the City of Ketchum, Blaine County, Idaho do hereby approve this plat on this \_\_\_\_ day of \_\_\_\_\_, 2024, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

\_\_\_\_\_  
ROBYN MATTISON, City Engineer

## CITY PLANNER'S CERTIFICATE

I, the undersigned, Planner in and for the City of Ketchum, Blaine County, Idaho do hereby approve this plat on this \_\_\_\_ day of \_\_\_\_\_, 2024, and certify that it is in accordance with the City of Ketchum subdivision ordinance.

By: \_\_\_\_\_

A PLAT SHOWING  
BIGWOOD SUB'D. NO. 2 & 3  
BLOCK 3, LOTS 7A & 8A

GALENA-BENCHMARK ENGINEERING  
KETCHUM, IDAHO

SHEET 3 OF 3  
Job No. 24008



## Attachment 3

# Draft Findings of Fact, Conclusions of Law, and Decision



City of Ketchum  
Planning & Building

IN RE:	)	
	)	
Bigwood Subdivision No. 2 & 3: Lots 7A & 8A)	)	KETCHUM CITY COUNCIL
Lot Line Shift (Readjustment of Lot Lines)	)	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Date: December 2, 2024	)	DECISION
	)	
File Number: P24-084	)	

**Findings Regarding Application Filed**

**PROJECT:** Bigwood Subdivision Nos. 2 & 3: Lots 7A & 8A Lot Line Shift

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

**FILE NUMBER:** P24-084

**OWNERS:** Jon Krabbenschmidt & Dawn M. O’Dell, Sky Cabin, LLC

**REPRESENTATIVE:** Dave Patrie, Galena-Benchmark Engineering

**REQUEST:** Adjust the common lot line between lots 7 & 8 and amend the building envelope on lot 8.

**LOCATION:** 335 N Bigwood Drive (Bigwood Subdivision No. 2 & 3: Block 3: Lot 7) & 120 Griffin Court (Bigwood Subdivision No. 2 & 3: Block 3: Lot 8)

**NOTICE:** A public hearing notice was mailed to all property owners within 300 feet of the project site and political subdivisions on November 13 2024. The public hearing notice was published in the Idaho Mountain Express on November 13, 2024. The public hearing notice was posted on the city’s website on November 13, 2024.

**ZONING:** Short Term Occupancy – One Acre District (STO-1)

**FINDINGS OF FACT**

The Bigwood Subdivision No. 2 & 3: Lot 7A & 8A Lot Line Shift (Application File No. P24-084) proposes to adjust the common lot line between existing lots 7 and 8 and amend the building envelope on lot 8. Landscaping improvements installed as part of the single-family residential development on lot 7 currently encroach over the existing common lot line and onto lot 8. These landscaping improvements are shown on the License Agreement recorded Instrument No. 699185 between the two property owners. The License Agreement allows the owner of lot 7 to maintain the existing landscaping improvements that currently encroach onto lot 8. The property owners have requested to shift the

common lot line so that these existing landscaping improvements that currently encroach onto lot 8 are contained within the new property boundary of lot 7A. In addition, the applicant has requested to amend the building envelope on lot 8. Note no. 8 of the Bigwood Subdivision No. 2 & 3 plat states, "The building envelope shown on Lots 6 through 12 may be rotated around the center pivot point. The center pivot point is fixed and shall not be moved." The applicant proposes to expand the building envelope on lot 8 while maintaining the existing center pivot point. The expansion of the building envelope complies with subdivision requirement that building envelopes be setback 25 feet from front the front and rear lot lines and not encroach into areas with 25% or greater slope.

### FINDINGS REGARDING READJUSTMENT OF LOT LINES

Consistent with Ketchum Municipal Code (KMC) §16.04.020, the proposal meets the definition of *Readjustment of Lot Lines* because: (1) the application proposes to adjust the common lot line, (2) proposed lots 7A and 8A comply with the requirements of the Bigwood PUD, Bigwood Development Agreement, and applicable dimensional standards required in the STO-1 Zone, and (3) the proposal does not create additional lots or dwelling units.

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

The Bigwood Subdivision No. 2 & 3 plat is comprised of Large Block Number 2 and Large Block 3 of the Bigwood PUD. The Bigwood Annexation, Services, and Development Agreement ("Bigwood Development Agreement") and PUD were approved in 1985 to annex the property containing the Bigwood Golf Course and neighboring residential areas. The Bigwood Development Agreement establishes allowed uses and permitted densities on each large block within the Bigwood PUD Subdivision. The agreement states that Large Block Number 2 shall be comprised of a maximum of nine single-family residential lots, and Large Block Number 3 shall be comprised of a maximum of eight single-family residential lots. In addition, the Bigwood Development Agreement states that no further subdivision of these residential lots is permitted. The Bigwood Subdivision No. 2 & 3 plat contains 17 total residential lots, which is the maximum permitted for Large Block Number 2 and Large Block Number 3 per the Bigwood Development Agreement.

Nine of the 17 lots within the Bigwood Subdivision No. 2 & 3 plat are substandard in size and nonconform with respect to the minimum 1-acre lot area required in the STO-1 Zone pursuant to Ketchum Municipal Code §17.12.030. While nonconforming to the 1-acre minimum lot size required in the STO-1 Zone, the lots were permitted through the Bigwood Development Agreement, which allowed for 17 total residential lots on Large Block Number 2 and Large Block Number 3. Existing lots 7 and 8 are two of the nine lots that do not conform to the minimum 1-acre lot size required in the STO-1 Zone. Existing lot 7 has a total area of 28,746 square feet and existing lot 8 has a total area of 27,745 square feet. Proposed

lots 7A and 8A remain nonconforming to the minimum 1-acre lot size required in the STO-1 Zone. Proposed lot 7A has a total area of 28,899 square feet, and proposed lot 8A has a total area of 27,673 square feet. While the existing lots 7 and 8 and proposed lots 7A and 8A do not conform with the minimum 1-acre lot size required in the STO-1 Zone, the proposal complies with the Bigwood Development Agreement as the 17 total residential lots are maintained and no new lots are proposed to be created.

Consistent with KMC §16.04.060.B, the Readjustment of Lot Lines application was transmitted to city departments, including the City Engineer, Fire, Building, Utilities, and Streets departments, for review. The city department comments were provided to the applicant on October 17, 2024. The applicant submitted revised project plans on October 18, 2024. All city department comments were addressed and resolved on the revised plat.

All land, condominium, and townhouse subdivisions within the City of Ketchum are subject to the standards contained in Ketchum Municipal Code, Title 16, Subdivision Regulations. Pursuant to KMC §16.04.010.D, the change or modification of boundary lines, whether or not any additional lot is created, shall comply with these regulations. Many subdivision standards are related to the design and construction of multiple new lots that will form new blocks and infrastructure, such as streets that will be dedicated and maintained by the city. The standards for certain improvements (KMC §16.04.040), including street, sanitary sewage disposal, and planting strip improvements, are not applicable as the project proposes to adjust the common lot line between two properties. As conditioned, the proposed Bigwood Subdivision No. 2 & 3: Lots 7A & 8A Lot Line Shift Application meets the standards for Readjustment of Lot Lines under Title 16 of Ketchum Municipal Code.

**TABLE 1: FINDINGS REGARDING CONTENTS OF FINAL PLAT**

Findings Regarding Contents of Final Plat and Subdivision Design & Development Requirements				
Compliant			Standards and Council Findings	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K	<p><b>Contents Of Final Plat:</b> The final plat shall be drawn at such a scale and contain such lettering as to enable same to be placed upon sheets of eighteen inch by twenty four inch (18" x 24") Mylar paper with no part of the drawing nearer to the edge than one-half inch (1/2"), and shall be in conformance with the provisions of title 50, chapter 13, Idaho Code. The reverse side of such sheet shall not be used for any portion of the drawing, but may contain written matter as to dedications, certificates, signatures, and other information. The contents of the final plat shall include all items required under title 50, chapter 13, Idaho Code, and also shall include the following:</p> <p><i>Council Findings</i></p> <p><i>The final plat mylar paper shall be prepared following Ketchum City Council review and approval of the lot line shift application and shall meet these standards.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.1	<p><b>Point of beginning of subdivision description tied to at least two (2) governmental survey corners, or in lieu of government survey corners, to monuments recognized by the city engineer.</b></p>

			<i>Council Findings</i>	<i>The point of beginning of the subdivision description is tied to two governmental survey corners—Blaine County GIS Control Point “Adam” and “Flower” as shown on sheet 1 of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.2	<b>Location and description of monuments.</b>
				<i>The location and description of monuments are provided on Sheet 1 of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.3	<b>Tract boundary lines, property lines, lot lines, street right of way lines and centerlines, other rights of way and easement lines, building envelopes as required on the preliminary plat, lot area of each lot, boundaries of floodplain and floodway and avalanche district, all with bearings, accurate dimensions in feet and decimals, in degrees and minutes and radii, arcs, central angles, tangents and chord lengths of all curves to the above accuracy.</b>
			<i>Council Findings</i>	<i>Sheet 1 of the final plat shows the location of the existing and proposed common lot line between existing lots 7 &amp; 8 and proposed lots 7A &amp; 8A. No changes are proposed to the building envelope on lot 7 and the existing building envelope is shown on proposed lot 7A on sheet 1 of the final plat. Sheet 1 of the final plat shows the proposed amendment to the building envelope on lot 8A. Sheet 1 of the final plat shows the 60-foot-wide Bigwood Drive and Griffin Road (a.k.a. Griffin Court) rights-of-way. Lots 7 and 8 are not located within the floodplain, floodway, mountain overlay, or avalanche districts. All other bearings and dimensions have been reviewed by the City Engineer for accuracy.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.4	<b>Names and locations of all adjoining subdivisions.</b>
			<i>Council Findings</i>	<i>The subject properties are surrounded by other lots within the Bigwood Subdivision No. 2 &amp; 3. Sheet 1 of the final plat shows adjacent lots 12AA, 18, 9, and 6 within the Bigwood Subdivision No. 2 &amp; 3.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.5	<b>Name and right of way width of each street and other public rights of way.</b>
			<i>Council Findings</i>	<i>This standard has been met. The final plat map specifies the existing 60-foot-width of the Bigwood Drive and Griffin Road rights-of-way.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.6	<b>Location, dimension and purpose of all easements, public or private.</b>
			<i>Council Findings</i>	<i>Plat note no. 5 on sheet 1 of the final plat states, “There shall be a 10 foot wide utility easement centered on all lot lines and adjacent to all street boundaries (per original plat).”</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.7	<b>The blocks numbered consecutively throughout each block.</b>
			<i>Council Findings</i>	<i>N/A. The modifications proposed with this lot line shift application are limited to shifting the common lot line between lots 7 &amp; 8 and adjusting the building envelope on lot 8A. The existing blocks within Bigwood Subdivision No. 2 &amp; 3 remain unchanged and no new blocks are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.8	<b>The outline of any property, other than a street, alley or easement, which is offered for dedication to public use, fully dimensioned by distances and bearings with the area marked "Dedicated to the City of Ketchum for Public</b>

				Use", together with any other descriptive language with regard to the precise nature of the use of the land so dedicated.
			<i>Council Findings</i>	<i>N/A as no dedications of this type are proposed or required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.9	The title, which shall include the name of the subdivision, the name of the city, if appropriate, county and state, and the location and description of the subdivision referenced to section, township, range.
			<i>Council Findings</i>	<i>This standard has been met. The subdivision title as specified on sheet 1 of the final plat is, "Bigwood Subdivision No. 2 &amp; 3: Block 3, Lots 7A &amp; 8A wherein the boundary common to lots 7 &amp; 8 is amended and the building envelope on lot 8 is reconfigured creating lots 7A &amp; 8A located within Sec. 1, R17E, &amp; Gov't Lot 7, Sec. 6, T4N, R18E, B.M., City of Ketchum, Blaine County, Idaho."</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.10	Scale, north arrow and date.
				<i>This standard has been met. The north arrow and date are provided on sheet 1 of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.11	Location, width, and names of all existing or dedicated streets and other public ways within or adjacent to the proposed subdivision
			<i>Council Findings</i>	<i>This standard has been met. The final plat map specifies the existing 60-foot-width of the Bigwood Drive and Griffin Road rights-of-way. No new streets are proposed or required to be dedicated through this Lot Line Shift Application.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.12	A plat note provision referencing the County Recorder's instrument number where the condominium declaration(s) and/or articles of incorporation of homeowners' association governing the subdivision are recorded.
			<i>Council Findings</i>	<i>Plat note no. 4 on sheet 1 of the final states, "Refer to the original plat and the declaration of CC&amp;Rs of Bigwood Subdivision No. 2 &amp; 3, and as amended, for conditions and/or restrictions regarding this property."</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.13	Certificate by a registered professional land surveyor making the plat certifying the correctness of the plat
			<i>Council Findings</i>	<i>Sheet 3 of the final plat provides the certificate from the licensed Professional Land Surveyor certifying the accuracy of the plat survey.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.14	A current title report of all property contained within the plat shall be provided to the City and used, in part, as the basis for the dedication of easements and encumbrances on the property.
			<i>Council Findings</i>	<i>This standard has been met. A Lot Book Guarantee by Stewart Title Guaranty Company dated May 9, 2024 and warranty deed were submitted with the lot line shift application.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.15	Certification of owner(s) of record and all holders of security interest(s) of record with regard to such property.
			<i>Council Findings</i>	<i>Sheet 2 of the final plat includes a certificate of ownership and associated acknowledgement from all owners and holders of security interest with regard to the subject properties.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.16	Certification and signature of the City Engineer verifying that the subdivision and design standards meet all City requirements.
			<i>Council Findings</i>	<i>Sheet 3 of the final plat includes the City Engineer's certificate.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.K.17	Certification and signature of the City Clerk of the City of Ketchum verifying that the subdivision has been approved by the council.
			<i>Council Findings</i>	<i>Sheet 3 of the final plat includes the certification and signature of the City Clerk verifying the subdivision has been approved by the City Council.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.K.18	Notation of any additional restrictions imposed by the council on the development of such subdivision to provide for the public health, safety and welfare.
			<i>Council Findings</i>	<i>This standard is not applicable because no additional restrictions are necessary to provide for the public health, safety, and welfare.</i>

**FINDINGS REGARDING COMPLIANCE WITH SUBDIVISION DEVELOPMENT & DESIGN STANDARDS**

Subdivision Development & Design Standards (Ketchum Municipal Code §16.04.040)				
Compliant			City Code	City Standards
Yes	No	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.A	Required Improvements: The improvements set forth in this section shall be shown on the preliminary plat and installed prior to approval of the final plat. Construction design plans shall be submitted and approved by the city engineer. All such improvements shall be in accordance with the comprehensive plan and constructed in compliance with construction standard specifications adopted by the city. Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.
			<i>Findings</i>	<i>This standard is not applicable as the requests associated with this Lot Line Shift Application are limited to shifting the common boundary between lots 7 and 8 and amending the building envelope on lot 8. No improvements are proposed or required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.B	Improvement Plans: Prior to approval of final plat by the commission, the subdivider shall file two (2) copies with the city engineer, and the city engineer shall approve construction plans for all improvements required in the proposed subdivision. Such plans shall be prepared by a civil engineer licensed in the state.
			<i>Findings</i>	<i>This standard is not applicable as the requests associated with this Lot Line Shift Application are limited to shifting the common boundary between lots 7 and 8 and amending the building envelope on lot 8. No improvements are proposed or required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.C	Prior to final plat approval, the subdivider shall have previously constructed all required improvements and secured a certificate of completion from the city engineer. However, in cases where the required improvements cannot be constructed due to weather conditions or other

				<p>factors beyond the control of the subdivider, the city council may accept, in lieu of any or all of the required improvements, a performance bond filed with the city clerk to ensure actual construction of the required improvements as submitted and approved. Such performance bond shall be issued in an amount not less than one hundred fifty percent (150%) of the estimated costs of improvements as determined by the city engineer. In the event the improvements are not constructed within the time allowed by the city council (which shall be one year or less, depending upon the individual circumstances), the council may order the improvements installed at the expense of the subdivider and the surety. In the event the cost of installing the required improvements exceeds the amount of the bond, the subdivider shall be liable to the city for additional costs. The amount that the cost of installing the required improvements exceeds the amount of the performance bond shall automatically become a lien upon any and all property within the subdivision owned by the owner and/or subdivider.</p>
			<i>Findings</i>	<i>This standard is not applicable as the requests associated with this Lot Line Shift Application are limited to shifting the common boundary between lots 7 and 8 and amending the building envelope on lot 8. No improvements are proposed or required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	<p><b>As Built Drawing:</b> Prior to acceptance by the city council of any improvements installed by the subdivider, two (2) sets of as built plans and specifications, certified by the subdivider's engineer, shall be filed with the city engineer. Within ten (10) days after completion of improvements and submission of as built drawings, the city engineer shall certify the completion of the improvements and the acceptance of the improvements, and shall submit a copy of such certification to the administrator and the subdivider. If a performance bond has been filed, the administrator shall forward a copy of the certification to the city clerk. Thereafter, the city clerk shall release the performance bond upon application by the subdivider.</p>
			<i>Findings</i>	<i>This standard is not applicable as the requests associated with this Lot Line Shift Application are limited to shifting the common boundary between lots 7 and 8 and amending the building envelope on lot 8. No improvements are proposed or required.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.E	<p><b>Monumentation:</b> Following completion of construction of the required improvements and prior to certification of completion by the city engineer, certain land survey monuments shall be reset or verified by the subdivider's engineer or surveyor to still be in place. These monuments shall have the size, shape, and type of material as shown on the subdivision plat. The monuments shall be located as follows:</p> <ol style="list-style-type: none"> <li>1. All angle points in the exterior boundary of the plat.</li> <li>2. All street intersections, points within and adjacent to the final plat.</li> <li>3. All street corner lines ending at boundary line of final plat.</li> </ol>



				<p>4. All angle points and points of curves on all streets.</p> <p>5. The point of beginning of the subdivision plat description.</p>
			<i>Findings</i>	<i>The applicant shall meet the required monumentation standards prior to recordation of the final plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.F	<p>Lot Requirements:</p> <p>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.</p> <p>2. Whenever a proposed subdivision contains lot(s), in whole or in part, within the floodplain, or which contains land with a slope in excess of twenty five percent (25%), based upon natural contours, or creates corner lots at the intersection of two (2) or more streets, building envelopes shall be shown for the lot(s) so affected on the preliminary and final plats. The building envelopes shall be located in a manner designed to promote harmonious development of structures, minimize congestion of structures, and provide open space and solar access for each lot and structure. Also, building envelopes shall be located to promote access to the lots and maintenance of public utilities, to minimize cut and fill for roads and building foundations, and minimize adverse impact upon environment, watercourses and topographical features. Structures may only be built on buildable lots. Lots shall only be created that meet the definition of "lot, buildable" in section 16.04.020 of this chapter. Building envelopes shall be established outside of hillsides of twenty five percent (25%) and greater and outside of the floodway. A waiver to this standard may only be considered for the following:</p> <p>a. For lot line shifts of parcels that are entirely within slopes of twenty five percent (25%) or greater to create a reasonable building envelope, and mountain overlay design review standards and all other city requirements are met.</p> <p>b. For small, isolated pockets of twenty five percent (25%) or greater that are found to be in compliance with the purposes and standards of the mountain overlay district and this section.</p> <p>3. Corner lots shall have a property line curve or corner of a minimum radius of twenty five feet (25') unless a longer radius is required to serve an existing or future use.</p> <p>4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line.</p> <p>5. Double frontage lots shall not be created. A planting strip shall be provided along the boundary line of lots adjacent to arterial streets or incompatible zoning districts.</p> <p>6. Every lot in a subdivision shall have a minimum of twenty feet (20') of frontage on a dedicated public street or legal access via an easement of twenty feet (20') or greater in width. Easement shall be recorded in the</p>

				office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.
			<i>Findings</i>	<p><i>This standard has been met. Nine of the 17 lots within the Bigwood Subdivision No. 2 &amp; 3 plat are substandard in size and nonconform with respect to the minimum 1-acre lot area required in the STO-1 Zone pursuant to Ketchum Municipal Code §17.12.030. While nonconforming to the 1-acre minimum lot size required in the STO-1 Zone, the lots were permitted through the Bigwood Development Agreement, which allowed for 17 total residential lots on Large Block Number 2 and Large Block Number 3.</i></p> <p><i>Existing lots 7 and 8 are two of the nine lots that do not conform to the minimum 1-acre lot size required in the STO-1 Zone. Existing lot 7 has a total area of 28,746 square feet and existing lot 8 has a total area of 27,745 square feet. Proposed lots 7A and 8A remain nonconforming to the minimum 1-acre lot size required in the STO-1 Zone. Proposed lot 7A has a total area of 28,899 square feet, and proposed lot 8A has a total area of 27,673 square feet. While the existing lots 7 and 8 and proposed lots 7A and 8A do not conform with the minimum 1-acre lot size required in the STO-1 Zone, the proposal complies with the Bigwood Development Agreement as the 17 total residential lots are maintained and no new lots are proposed to be created.</i></p> <p><i>The applicant proposes to expand the building envelope on lot 8 while maintaining the existing center pivot point. The expansion of the building envelope complies with subdivision requirement that building envelopes be setback 25 feet from front the front and rear lot lines and not encroach into areas with 25% or greater slope.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p><b>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</b></p> <ol style="list-style-type: none"> <li>1. No block shall be longer than one thousand two hundred feet (1,200'), nor less than four hundred feet (400') between the street intersections, and shall have sufficient depth to provide for two (2) tiers of lots.</li> <li>2. Blocks shall be laid out in such a manner as to comply with the lot requirements.</li> <li>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.</li> <li>4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.</li> </ol>

			<i>Findings</i>	<i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. This application does not create a new block.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p><b>Street Improvement Requirements:</b></p> <ol style="list-style-type: none"> <li>1. The arrangement, character, extent, width, grade and location of all streets put in the proposed subdivision shall conform to the comprehensive plan and shall be considered in their relation to existing and planned streets, topography, public convenience and safety, and the proposed uses of the land;</li> <li>2. All streets shall be constructed to meet or exceed the criteria and standards set forth in chapter 12.04 of this code, and all other applicable ordinances, resolutions or regulations of the city or any other governmental entity having jurisdiction, now existing or adopted, amended or codified;</li> <li>3. Where a subdivision abuts or contains an existing or proposed arterial street, railroad or limited access highway right of way, the council may require a frontage street, planting strip, or similar design features;</li> <li>4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods;</li> <li>5. Street grades shall not be less than three-tenths percent (0.3%) and not more than seven percent (7%) so as to provide safe movement of traffic and emergency vehicles in all weather and to provide for adequate drainage and snow plowing;</li> <li>6. In general, partial dedications shall not be permitted, however, the council may accept a partial street dedication when such a street forms a boundary of the proposed subdivision and is deemed necessary for the orderly development of the neighborhood, and provided the council finds it practical to require the dedication of the remainder of the right of way when the adjoining property is subdivided. When a partial street exists adjoining the proposed subdivision, the remainder of the right of way shall be dedicated;</li> <li>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;</li> <li>8. A cul-de-sac, court or similar type street shall be permitted only when necessary to the development of the subdivision, and provided, that no such street shall have a maximum length greater than four hundred feet (400') from entrance to center of turnaround, and all cul-de-sacs shall</li> </ol>

			<p>have a minimum turnaround radius of sixty feet (60') at the property line and not less than forty five feet (45') at the curb line;</p> <p>9. Streets shall be planned to intersect as nearly as possible at right angles, but in no event at less than seventy degrees (70°);</p> <p>10. Where any street deflects an angle of ten degrees (10°) or more, a connecting curve shall be required having a minimum centerline radius of three hundred feet (300') for arterial and collector streets, and one hundred twenty five feet (125') for minor streets;</p> <p>11. Streets with centerline offsets of less than one hundred twenty five feet (125') shall be prohibited;</p> <p>12. A tangent of at least one hundred feet (100') long shall be introduced between reverse curves on arterial and collector streets;</p> <p>13. Proposed streets which are a continuation of an existing street shall be given the same names as the existing street. All new street names shall not duplicate or be confused with the names of existing streets within Blaine County, Idaho. The subdivider shall obtain approval of all street names within the proposed subdivision from the commission before submitting same to council for preliminary plat approval;</p> <p>14. Street alignment design shall follow natural terrain contours to result in safe streets, usable lots, and minimum cuts and fills;</p> <p>15. Street patterns of residential areas shall be designed to create areas free of through traffic, but readily accessible to adjacent collector and arterial streets;</p> <p>16. Reserve planting strips controlling access to public streets shall be permitted under conditions specified and shown on the final plat, and all landscaping and irrigation systems shall be installed as required improvements by the subdivider;</p> <p>17. In general, the centerline of a street shall coincide with the centerline of the street right of way, and all crosswalk markings shall be installed by the subdivider as a required improvement;</p> <p>18. Street lighting may be required by the commission or council where appropriate and shall be installed by the subdivider as a requirement improvement;</p> <p>19. Private streets may be allowed upon recommendation by the commission and approval by the council. Private streets shall be constructed to meet the design standards specified in subsection H2 of this section;</p> <p>20. Street signs shall be installed by the subdivider as a required improvement of a type and design approved by the administrator and shall be consistent with the type and design of existing street signs elsewhere in the city;</p> <p>21. Whenever a proposed subdivision requires construction of a new bridge, or will create substantial additional traffic which will require construction of a new bridge or improvement of an existing bridge, such construction or improvement shall be a required improvement by the</p>
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			<p>subdivider. Such construction or improvement shall be in accordance with adopted standard specifications;</p> <p>22. Sidewalks, curbs and gutters may be a required improvement installed by the subdivider; and</p> <p>23. Gates are prohibited on private roads and parking access/entranceways, private driveways accessing more than one single-family dwelling unit and one accessory dwelling unit, and public rights of way unless approved by the city council.</p>
			<p><i>Findings</i></p> <p><i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. This proposal does not create a new street, private road, or bridge.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16.04.040.I</b></p> <p>Alley Improvement Requirements: Alleys shall be provided in business, commercial and light industrial zoning districts. The width of an alley shall be not less than twenty feet (20'). Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be provided to permit safe vehicular movement. Dead end alleys shall be prohibited. Improvement of alleys shall be done by the subdivider as required improvement and in conformance with design standards specified in subsection H2 of this section.</p>
			<p><i>Findings</i></p> <p><i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. Alleys are not required in residential neighborhoods.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>16.04.040.J</b></p> <p>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.</p> <p>1. A public utility easement at least ten feet (10') in width shall be required within the street right of way boundaries of all private streets. A public utility easement at least five feet (5') in width shall be required within property boundaries adjacent to Warm Springs Road and within any other property boundary as determined by the city engineer to be necessary for the provision of adequate public utilities.</p> <p>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.</p> <p>3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (10') fish and nature study easement along the riverbank. Furthermore, the council shall require, in appropriate areas, an easement providing access through the subdivision to the bank as a sportsman's access. These easement requirements are</p>

			<p>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.</p> <p>4. All subdivisions which border on the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a twenty five foot (25') scenic easement upon which no permanent structure shall be built in order to protect the natural vegetation and wildlife along the riverbank and to protect structures from damage or loss due to riverbank erosion.</p> <p>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.</p> <p>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.</p>
			<p><i>Findings</i></p> <p><i>This standard has been met. Note no. 5 on sheet 1 of the final plat states, "There shall be a 10 foot wide utility easement centered on all lot lines and adjacent to all street boundaries."</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16.04.040.K</b></p> <p><b>Sanitary Sewage Disposal Improvements:</b> Central sanitary sewer systems shall be installed in all subdivisions and connected to the Ketchum sewage treatment system as a required improvement by the subdivider. Construction plans and specifications for central sanitary sewer extension shall be prepared by the subdivider and approved by the city engineer, council and Idaho health department prior to final plat approval. In the event that the sanitary sewage system of a subdivision cannot connect to the existing public sewage system, alternative provisions for sewage disposal in accordance with the requirements of the Idaho department of health and the council may be constructed on a temporary basis until such time as connection to the public sewage system is possible. In considering such alternative provisions, the council may require an increase in the minimum lot size and may impose any other reasonable requirements which it deems necessary to protect public health, safety and welfare.</p>
			<p><i>Findings</i></p> <p><i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. Sewer system improvements are not required for this Lot Line Shift Application.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16.04.040.L</b></p> <p><b>Water System Improvements:</b> A central domestic water distribution system shall be installed in all subdivisions by the subdivider as a required improvement. The subdivider shall also be required to locate and install</p>

				<p>an adequate number of fire hydrants within the proposed subdivision according to specifications and requirements of the city under the supervision of the Ketchum fire department and other regulatory agencies having jurisdiction. Furthermore, the central water system shall have sufficient flow for domestic use and adequate fire flow. All such water systems installed shall be looped extensions, and no dead end systems shall be permitted. All water systems shall be connected to the municipal water system and shall meet the standards of the following agencies: Idaho department of public health, Idaho survey and rating bureau, district sanitarian, Idaho state public utilities commission, Idaho department of reclamation, and all requirements of the city.</p>
			<i>Findings</i>	<p><i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. Water system improvements are not required for this Lot Line Shift Application.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	<p><b>Planting Strip Improvements:</b> Planting strips shall be required improvements. When a predominantly residential subdivision is proposed for land adjoining incompatible uses or features such as highways, railroads, commercial or light industrial districts or off street parking areas, the subdivider shall provide planting strips to screen the view of such incompatible features. The subdivider shall submit a landscaping plan for such planting strip with the preliminary plat application, and the landscaping shall be a required improvement.</p>
			<i>Findings</i>	<p><i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. Planting strip improvements are not required for this Lot Line Shift Application.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<p><b>Cuts, Fills, And Grading Improvements:</b> Proposed subdivisions shall be carefully planned to be compatible with natural topography, soil conditions, geology and hydrology of the site, as well as to minimize cuts, fills, alterations of topography, streams, drainage channels, and disruption of soils and vegetation. The design criteria shall include the following:</p> <ol style="list-style-type: none"> <li>1. A preliminary soil report prepared by a qualified engineer may be required by the commission and/or council as part of the preliminary plat application.</li> <li>2. Preliminary grading plan prepared by a civil engineer shall be submitted as part of all preliminary plat applications. Such plan shall contain the following information: <ol style="list-style-type: none"> <li>a. Proposed contours at a maximum of five foot (5') contour intervals.</li> <li>b. Cut and fill banks in pad elevations.</li> <li>c. Drainage patterns.</li> <li>d. Areas where trees and/or natural vegetation will be preserved.</li> </ol> </li> </ol>

			<p>e. Location of all street and utility improvements including driveways to building envelopes.</p> <p>f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements.</p> <p>3. Grading shall be designed to blend with natural landforms and to minimize the necessity of padding or terracing of building sites, excavation for foundations, and minimize the necessity of cuts and fills for streets and driveways.</p> <p>4. Areas within a subdivision which are not well suited for development because of existing soil conditions, steepness of slope, geology or hydrology shall be allocated for open space for the benefit of future property owners within the subdivision.</p> <p>5. Where existing soils and vegetation are disrupted by subdivision development, provision shall be made by the subdivider for revegetation of disturbed areas with perennial vegetation sufficient to stabilize the soil upon completion of the construction. Until such times as such revegetation has been installed and established, the subdivider shall maintain and protect all disturbed surfaces from erosion.</p> <p>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> <li>a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability.</li> <li>b. Fills shall be compacted to at least ninety five percent (95%) of maximum density as determined by AASHO T99 (American Association of State Highway Officials) and ASTM D698 (American standard testing methods).</li> <li>c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability.</li> <li>d. Fill slopes shall be no steeper than three horizontal to one vertical (3:1). Neither cut nor fill slopes shall be located on natural slopes of three to one (3:1) or steeper, or where fill slope toes out within twelve feet (12') horizontally of the top and existing or planned cut slope.</li> <li>e. Toes of cut and fill slopes shall be set back from property boundaries a distance of three feet (3'), plus one-fifth (1/5) of the height of the cut or the fill, but may not exceed a horizontal distance of ten feet (10'); tops and toes of cut and fill slopes shall be set back from structures at a distance of at least six feet (6'), plus one-fifth (1/5) of the height of the cut or the fill. Additional setback distances shall be provided as necessary to accommodate drainage features and drainage structures.</li> </ul>
		<i>Findings</i>	<i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and</i>



				<i>amending the building envelope on lot 8. No grading improvements are proposed or required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.O</b>	<b>Drainage Improvements:</b> The subdivider shall submit with the preliminary plat application such maps, profiles, and other data prepared by an engineer to indicate the proper drainage of the surface water to natural drainage courses or storm drains, existing or proposed. The location and width of the natural drainage courses shall be shown as an easement common to all owners within the subdivision and the city on the preliminary and final plat. All natural drainage courses shall be left undisturbed or be improved in a manner that will increase the operating efficiency of the channel without overloading its capacity. An adequate storm and surface drainage system shall be a required improvement in all subdivisions and shall be installed by the subdivider. Culverts shall be required where all water or drainage courses intersect with streets, driveways or improved public easements and shall extend across and under the entire improved width including shoulders.
			<i>Findings</i>	<i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. No drainage improvements are proposed or required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.P</b>	<b>Utilities:</b> In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			<i>Findings</i>	<i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. No utility improvements are proposed or required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.Q</b>	<b>Off Site Improvements:</b> Where the offsite impact of a proposed subdivision is found by the commission or council to create substantial additional traffic, improvements to alleviate that impact may be required of the subdivider prior to final plat approval, including, but not limited to, bridges, intersections, roads, traffic control devices, water mains and facilities, and sewer mains and facilities.
			<i>Findings</i>	<i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8. Off-site improvements are not required or proposed.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.R</b>	<b>Avalanche And Mountain Overlay: All improvements and plats (land, planned unit development, townhouse, condominium) created pursuant to this chapter shall comply with City of Ketchum Avalanche Zone District and Mountain Overlay Zoning District requirements as set forth in Title 17 of this Code.</b>
			<i>Findings</i>	<i>N/A lots 7 and 8 are not located within the Avalanche Zone or Mountain Overlay.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>16.04.040.S</b>	<b>Existing natural features which enhance the attractiveness of the subdivision and community, such as mature trees, watercourses, rock outcroppings, established shrub masses and historic areas, shall be preserved through design of the subdivision.</b>
			<i>Findings</i>	<i>N/A. This standard is not applicable as the adjustment proposed with this Lot Line Shift is limited to adjusting the common boundary between lots 7 and 8 within an existing residential subdivision in the Bigwood PUD and amending the building envelope on lot 8.</i>

**CONCLUSIONS OF LAW**

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum City Code (“KMC”) and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which city ordinances govern the applicant’s application.
2. The Ketchum City Council has authority to hear the applicant’s Lot Line Shift Application pursuant to Chapter 16.04 of Ketchum Code Title 16.
3. The City of Ketchum Planning Department provided adequate notice for the review of this application.
4. The Lot Line Shift (Readjustment of Lot Lines) application is governed under Sections 16.04.010, 16.04.020, 16.04.030, 16.04.040, and 16.04.060 of Ketchum Municipal Code Chapter 16.04.
5. As conditioned, the proposed Lot Line Shift meets the standards for approval under Title 16 of Ketchum Municipal Code.

## DECISION

**THEREFORE**, the Ketchum City Council **approves** the Bigwood Subdivision No. 2 & 3 Lot Line Shift Application File No. P24-084 this Monday, December 2, 2024 subject to the following conditions:

### CONDITIONS OF APPROVAL

1. The final plat shall be recorded with the Blaine County Clerk and Recorder's Office within one year of approval by the Ketchum City Council.
2. Upon recorded of the final plat with the Blaine County Clerk and Recorder's Office, the applicant shall provide a copy of the recorded final plat to the Planning and Building Department.

Findings of Fact **adopted** this 2<sup>nd</sup> day of December 2024.

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Neil Bradshaw, Mayor  
City of Ketchum