



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	March 25, 2026	Staff Member/Dept:	Abby Rivin, AICP - Senior Planner, Planning and Building Department
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Agenda Item:	Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Knob Hill Residence Lot Consolidation Preliminary Plat Application (P25-16A).
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Recommended Motion:

"I move to approve the Findings of Fact, Conclusions of Law, and Decision for the Knob Hill Residence Lot Consolidation Preliminary Plat Application."
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Reasons for Recommendation:

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| <ul style="list-style-type: none"> The Ketchum City Council reviewed the Knob Hill Residence Lot Consolidation Preliminary Plat and Waiver Requests on February 12, 2026. Following deliberation, the Council voted 2-1 to deny the application and directed staff to return with draft findings reflecting their decision. |
| <ul style="list-style-type: none"> The Council determined that the Lot Consolidation Preliminary Plat does not satisfy the criteria specified in KMC §16.04.030.C.4, which require compliance with applicable zoning regulations, land-use approvals, and general conformance with the comprehensive plan. The Council also found that the waivers requested to consolidate the lots and establish a building envelope within slopes of 25% or greater do not satisfy the waiver criteria set forth in KMC §16.04.130.A. |
| <ul style="list-style-type: none"> The Council found that the project does not demonstrate general conformance with the 2014 Comprehensive Plan, particularly policies related to Mountain Overlay protection (Policy CD-2.2) and natural feature preservation (Policy CD-2.4). The Council concluded that the proposed Lot Consolidation Preliminary Plat would enable development that undermines policies supporting the protection of hillside areas and preservation of natural topography and does not adequately demonstrate that impacts to steep hillside terrain or natural features would be minimized. |

Policy Analysis and Background (non-consent items only):

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Sustainability Impact:

See findings related to hillside protection and preservation of natural features.

Financial Impact:

None OR Adequate funds exist in account:	There is no financial request to the city associated with this application; therefore, there is no budgetary impact.
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Attachments:

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| 1. Draft Findings of Fact, Conclusions of Law, and Decision |
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City of Ketchum
Planning & Building

IN RE:)
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Knob Hill Residence) KETCHUM CITY COUNCIL
Lot Consolidation Preliminary Plat &) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
Waiver Requests) DECISION
Application File Number: P25-016A)
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)
Date: March 25, 2026)

PROJECT: Knob Hill Residence
APPLICATION TYPE: Lot Consolidation Subdivision Preliminary Plat with Waiver Requests
FILE NUMBER: P25-016A
ASSOCIATED APPLICATIONS: Pre-Application Mountain Overlay Design Review P24-087 & Mountain
Overlay Design Review P25-016
PROPERTY OWNER: Knob Hill Properties LLC
REPRESENTATIVE: Peter Seidner & Hank Moore, Presidio Vista Properties
ARCHITECT: Zac Rockett, Architect, Ro Rockett Design
REQUEST: Lot Consolidation Subdivision Preliminary Plat with Waiver Request to
consolidate two lots in the LR Zone and establish a building envelope in
25% and greater slope.
LOCATION: Ketchum Townsite—Block 91: Lots 3 & 4
(Parcel Numbers: RPK0000091004A & RPK00000910030)
ZONING: Limited Residential (LR)
OVERLAY: Mountain Overlay (MO)

PROCEDURAL FINDINGS

Ketchum Municipal Code (KMC) §16.04.030.C.4 requires that preliminary plat applications for lot consolidations be submitted concurrently with a development application. For the Knob Hill Residence project, the required development application is Mountain Overlay (MO) Design Review, including both Preapplication and final Design Review.

Pursuant to KMC §17.96.030.B, the Planning and Zoning Commission (“Commission”) serves as the final decision-making body for MO Design Review applications. The Commission also serves as a recommending body to the City Council on preliminary plat applications pursuant to KMC §16.04.030.D.

A Preapplication MO Design Review was conducted with the Commission on February 11, 2025. The applicant subsequently submitted the Lot Consolidation Preliminary Plat application concurrently with the final MO Design Review application on April 24, 2025.

The Commission conducted duly noticed public hearings on the final MO Design Review and Lot Consolidation Subdivision Preliminary Plat applications on August 26 and September 9, 2025. On September 9, 2025, the Commission approved the MO Design Review application and recommended approval of the Lot Consolidation Subdivision Preliminary Plat application to the City Council.

The City Council first reviewed the Lot Consolidation Preliminary Plat application on October 6, 2025. Following discussion, the Council tabled the application for further consideration. The City Council conducted a subsequent review of the Lot Consolidation Preliminary Plat and Waiver Requests on February 12, 2026. Following deliberation, the Council voted 2–1 to deny the application.

Public Notice

Notice of the public hearing for the final MO Design Review and Lot Consolidation Preliminary Plat project was mailed to property owners within 300 feet of the project site and to applicable political subdivisions on August 1, 2025. Notice of the public hearing was published in the Idaho Mountain Express on August 6, 2025. Notice was also posted on the City’s website on August 7, 2025. A notice of the application was posted on the project site on August 11, 2025. Building corners were staked and a story pole was installed on the project site on August 19, 2025 to provide visual representation of the proposed development. The Council finds that the application was processed and noticed in compliance with the public notice and hearing requirements for subdivision applications specified in KMC §16.04.030.C5.

GENERAL FINDINGS

The applicant proposes to develop a new single-family residence on two vacant lots on Walnut Avenue just north of 6th Street in the Knob Hill neighborhood (“subject property”). The subject property is in the Limited Residential (LR) Zone and the Mountain Overlay (MO) and is located almost entirely on steep slopes of 20-25% and greater.

The applicant requested two waivers through the Preliminary Plat process:

1. A lot consolidation waiver to combine lots 3 and 4.
2. A building envelope waiver to allow the new home to be constructed within slopes of 25% and greater.

The Ketchum City Council, having reviewed the complete project record, including the staff report, application materials, plans, public testimony, and all other materials submitted, finds that the application does not meet the approval criteria for lot consolidation under KMC §16.04.030.C.4 and does not satisfy the waiver criteria set forth in KMC §16.04.130.A.

Based upon the record of the proceedings and the applicable standards and criteria set forth in the Ketchum Municipal Code and the City of Ketchum 2014 Comprehensive Plan, the Council makes the following Findings of Fact and Conclusions of Law.

FINDINGS RELATED TO LOT CONSOLIDATION CRITERIA

KMC §16.04.030.C.4 establishes the approval criteria for lot consolidations and requires that, “All preliminary plat applications for consolidation of lots must also demonstrate conformance with all applicable building permit and land use development approvals, all applicable rules and regulations in title 17, zoning regulations, and general conformance with the adopted comprehensive plan.” The Commission previously found the project compliant with applicable zoning and MO Design Review standards.

The applicant asserts that consolidating the two lots reduces hillside disturbance compared to a two-lot development scenario. The applicant presented evidence that a two-lot scenario would result in approximately 523 square feet of undisturbed area, whereas the proposed consolidation would result in approximately 1,698 square feet of undisturbed area. The applicant further contends that consolidation eliminates a second driveway, reduces grading, and allows the home to be located lower on the site.

Council deliberation identified that, notwithstanding the comparative reduction in disturbance, the proposed development would still require substantial grading and site alteration. Evidence in the record indicates that approximately 3,910 cubic yards of cut would be required and that approximately 90% of the consolidated lot would be disturbed. The Council further considered that the site is located almost entirely within steep slopes and that development would significantly alter existing topography and hillside character.

The Council considered the applicable policies of the 2014 Comprehensive Plan, including:

- Policy CD-2.2—Mountain Overlay Zone: “Continue to protect hillsides within the City and the Area of City Impact from further development. Enforce and encourage strengthening of the Mountain Overlay standards of the City and County, by using a variety of techniques; such as clustering at lower elevations, creating conservation easements, or purchasing private property on hillsides” (page 26).
- Policy CD-2.4—Development Designed for Natural Feature Preservation: “Protect and incorporate natural features into newly developing areas. Conserve the natural patterns of streams, ridgelines, topography, riparian areas, and wildlife habitat areas” (page 27).

The Council finds that these policies prioritize the preservation of hillside conditions and minimization of disturbance. While the applicant demonstrated that the proposal may be less impactful than a more intensive alternative, the applicable standard is whether the proposal itself is in general conformance with the Comprehensive Plan.

The Council finds that disturbance of approximately 90% of the site, combined with extensive grading, is inconsistent with the Comprehensive Plan’s direction to minimize hillside disturbance and preserve natural topography. Accordingly, the Council finds that the proposed lot consolidation does not demonstrate general conformance with the Comprehensive Plan and does not satisfy KMC §16.04.030.C.4.

FINDINGS RELATED TO WAIVER REQUESTS

The applicant requested waivers pursuant to KMC §16.04.130.A to allow consolidation of the two lots and to establish a building envelope within slopes of 25% or greater. KMC §16.04.130.A allows waivers only where special physical characteristics or conditions affecting the property would create an undue hardship through literal enforcement of the code, and where the waiver would not be detrimental to the public health, safety, or general welfare or injurious to nearby property owners.

KMC §16.04.040.F.2 further requires that when a proposed subdivision contains land with slopes of 25% and greater, building envelopes must be established on preliminary and final plats and located in a manner that promotes harmonious development, minimizes cuts and fills for roads and building foundations, and minimizes environmental impacts.

The applicant's presentation included a slope exhibit illustrating that most of the subject property contains hillsides of 25% and greater slope (see Figure 1). The applicant asserts that the subject property is constrained by steep slopes and easements, creating an undue hardship that justifies the requested building envelope waiver. The applicant contends that the proposed design reduces disturbance relative to a two-lot scenario by reducing disturbance, lowering building location, and eliminating the second driveway and represents the most reasonable development option available. The applicant further asserts that the proposed development provides all required infrastructure and drainage improvements.

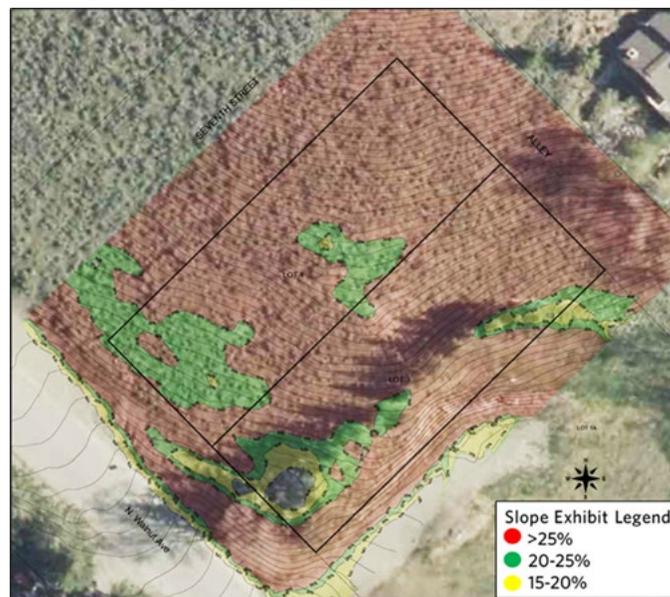


Figure 1: Slope Exhibit

Council deliberation identified that, although the site is constrained, development enabled by the waivers would require substantial grading, excavation, and alteration of slopes exceeding 25%. Evidence in the record demonstrates that development would disturb a majority of the site and require significant engineered retaining systems to stabilize slopes and manage drainage. The Council further considered concerns related to slope stability and erosion potential. Disturbance of this scale on steep slopes increases the risk of slope instability and erosion, particularly during extreme weather events and seasonal freeze-thaw cycles. These risks are not confined to the subject property and may result in downslope impacts to adjacent properties, public rights-of-way, and infrastructure.

Upon weighing the evidence, the Council finds that while the applicant has demonstrated site constraints sufficient to consider a waiver, the applicant has not demonstrated that the resulting development would avoid detriment to public health, safety, and welfare. The Council finds that development on steep slopes of this magnitude introduces risks associated with slope instability, erosion, and drainage that may affect not only the subject property but also adjacent properties and public infrastructure.

Council deliberation identified that the proposed building envelope remains entirely within steep slopes and requires substantial grading, excavation, and alteration of the hillside. Evidence in the record demonstrates that development would require significant cut and fill, including approximately 3,910 cubic yards of excavation, and would disturb a majority of the site. Council further considered that such disturbance would substantially modify natural topography and increase reliance on engineered slope stabilization and drainage systems.

Even if the Council accepts that the proposal reduces disturbance relative to a two-lot scenario, the Council finds that this comparative reduction does not eliminate the substantial risks associated with disturbing steep slopes. A reduction in impact does not equate to a finding of no detriment. The Council finds that the requested waivers would be detrimental to public health, safety, and welfare and do not satisfy KMC §16.04.130.A.

Upon weighing the evidence, the Council finds that the proposal does not minimize cuts, fills, or environmental impacts as required by KMC §16.04.040.F.2. The Council finds that the applicable standard requires minimizing impacts to the greatest extent practicable, not merely reducing impacts relative to a hypothetical alternative. The Council finds that the extent of disturbance constitutes a significant alteration of the hillside that is inconsistent with the intent of the code. Even if the Council accepts that the proposal represents the least impactful development option, the Council finds that the remaining level of disturbance is still substantial and does not satisfy the applicable standard. The Council further finds that the proposal is inconsistent with Policies CD-2.2 and CD-2.4, as it does not preserve natural topography or minimize disturbance.

Findings Regarding Preliminary Plat Requirements (Ketchum Municipal Code §16.04.030)				
Compliant			City Code	City Standards
Yes	No	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.C.1	The subdivider shall file with the administrator copies of the completed subdivision application form and preliminary plat data as required by this chapter.
			<i>Council Findings</i>	<i>The City of Ketchum Planning and Building Department received the completed subdivision application and all applicable application materials on April 24, 2025.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J	Contents Of Preliminary Plat: The preliminary plat, together with all application forms, title insurance report, deeds, maps, and other documents reasonably required, shall constitute a complete subdivision application.
			<i>Council Findings</i>	<i>The subdivision application was deemed complete on April 24, 2025.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.1	The preliminary plat shall be drawn to a scale of not less than one inch equals one hundred feet (1" = 100') and shall show the following: The scale, north point and date.

			<i>Council Findings</i>	<i>This standard is met as shown on Sheet 1 of the preliminary plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.2	The name of the proposed subdivision, which shall not be the same or confused with the name of any other subdivision in Blaine County, Idaho.
			<i>Council Findings</i>	<i>As shown on Sheet 1 of the preliminary plat, the plat is titled "Ketchum Townsite: Block 91, Lot 3A" which is not the same as any other subdivision in Blaine County, Idaho.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.3	The name and address of the owner of record, the subdivider, and the engineer, surveyor, or other person preparing the plat.
			<i>Council Findings</i>	<i>The name of the owner and surveyor is shown on Sheet 1 of the plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.4	Legal description of the area platted.
			<i>Council Findings</i>	<i>The legal description of the area platted is shown on page 1 of the preliminary plat.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.5	The names and the intersecting boundary lines of adjoining subdivisions and parcels of property.
			<i>Council Findings</i>	<i>The preliminary plat shows adjacent lots 1A, lot 5A, lot 7, and lot 8 located within block 91 of the original Ketchum Townsite.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.6	A contour map of the subdivision with contour lines and a maximum interval of five feet (5') to show the configuration of the land based upon the United States geodetic survey data, or other data approved by the city engineer.
			<i>Council Findings</i>	<i>Existing site conditions, including topography, are included on the project plans submitted with Mountain Overlay Design Review Application File No. P25-016.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.7	The scaled location of existing buildings, water bodies and courses and location of the adjoining or immediately adjacent dedicated streets, roadways and easements, public and private.
			<i>Council Findings</i>	<i>Sheet 1 of the preliminary plat shows the location of Walnut Avenue, 6th Street, the unimproved 7th Street ROW, and the Block 91 alley.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.8	Boundary description and the area of the tract.
			<i>Council Findings</i>	<i>Sheet 1 provides the boundary description of the area.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.9	Existing zoning of the tract.
			<i>Council Findings</i>	<i>Plat note #11 on Sheet 1 of the preliminary plat specifies that the subject property is located within the City's Limited Residential Zoning District.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.10	The proposed location of street rights of way, lots, and lot lines, easements, including all approximate dimensions, and including all proposed lot and block numbering and proposed street names.
			<i>Council Findings</i>	<i>The preliminary plat shows the location and property lines for consolidated Lot 3A. No new streets or blocks are being proposed with this application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.11	The location, approximate size and proposed use of all land intended to be dedicated for public use or for common use of all future property owners within the proposed subdivision.
			<i>Council Findings</i>	<i>This standard is not applicable as there is no requirement or proposal for land dedicated to public use.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.12	The location, size and type of sanitary and storm sewers, water mains, culverts and other surface or subsurface structures existing within or

				immediately adjacent to the proposed sanitary or storm sewers, water mains, and storage facilities, street improvements, street lighting, curbs, and gutters and all proposed utilities.
			<i>Council Findings</i>	<i>This standard does not apply as this preliminary plat proposes to consolidate two existing lots within the original Ketchum Townsite</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.13	The direction of drainage, flow and approximate grade of all streets.
			<i>Council Findings</i>	<i>This standard does not apply as no new streets are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.14	The location of all drainage canals and structures, the proposed method of disposing of runoff water, and the location and size of all drainage easements, whether they are located within or outside of the proposed plat.
			<i>Council Findings</i>	<i>This standard does not apply as no new drainage canals or structures are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.15	All percolation tests and/or exploratory pit excavations required by state health authorities.
			<i>Council Findings</i>	<i>This standard does not apply as no additional tests are required.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.16	A copy of the provisions of the articles of incorporation and bylaws of homeowners' association and/or condominium declarations to be filed with the final plat of the subdivision.
			<i>Council Findings</i>	<i>This standard does not apply to the subdivision application for the lot consolidation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.17	Vicinity map drawn to approximate scale showing the location of the proposed subdivision in reference to existing and/or proposed arterials and collector streets.
			<i>Council Findings</i>	<i>Sheet 1 of the preliminary plat includes a vicinity map.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.18	The boundaries of the floodplain, floodway and avalanche zoning district shall also be clearly delineated and marked on the preliminary plat.
			<i>Council Findings</i>	<i>The subject property is not within a floodplain, floodway, or avalanche zone district.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.19	Building envelopes shall be shown on each lot, all or part of which is within a floodway, floodplain, or avalanche zone; or any lot that is adjacent to the Big Wood River, Trail Creek, or Warm Springs Creek; or any lot, a portion of which has a slope of twenty five percent (25%) or greater; or upon any lot which will be created adjacent to the intersection of two (2) or more streets.
			<i>Council Findings</i>	<i>The subject property is comprised of two separate lots located within the block 91 of the original Ketchum Townsite. Building envelopes are required to be established on lots that contain areas of 25% or greater slope based on natural contours. These building envelopes must be established outside of hillsides with 25% and greater slopes (KMC §16.04.040.F2) unless the request qualifies for one of two waivers outlined in the subdivision code. The application qualifies for the first waiver outlined, which states a waiver may be considered, "for lot line shifts of parcels that are entirely within slopes of 25% or greater to create a reasonable building envelope, and mountain overlay design review standards and all other City requirements are met." The applicant has</i>

				<i>requested a waiver to create a reasonable building envelope on the consolidated development parcel.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.20	Lot area of each lot.
			<i>Council Findings</i>	<i>Sheet 1 of the preliminary plat shows that the area of consolidated Lot 3A is 16,523 square feet.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.21	Existing mature trees and established shrub masses.
			<i>Council Findings</i>	<i>No mature trees or established shrub masses exist on the subject property.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.030.J.22	A current title report shall be provided at the time that the preliminary plat is filed with the administrator, together with a copy of the owner's recorded deed to such property.
			<i>Council Findings</i>	<i>The applicant submitted a title commitment Company, and a quitclaim deed with the preliminary plat application.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.030.J.23	Three (3) copies of the preliminary plat shall be filed with the administrator.
			<i>Council Findings</i>	<i>The City of Ketchum received digital copies of the preliminary plat at the time of application.</i>

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>Council Findings</i>	<i>This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No improvements are proposed or required for the lot consolidation.</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>Council Findings</i>	<i>This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.</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>Council Findings</i>	<i>This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.D	<p>As Built Drawing: 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>Council Findings</i>	<i>This standard is not applicable as this project combines two lots within the original Ketchum Townsite. No additional improvements are proposed or required for the lot consolidation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.E	<p>Monumentation: 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"> 1. All angle points in the exterior boundary of the plat. 2. All street intersections, points within and adjacent to the final plat. 3. All street corner lines ending at boundary line of final plat. 4. All angle points and points of curves on all streets. 5. The point of beginning of the subdivision plat description.
			<i>Council Findings</i>	<i>The applicant shall meet the required monumentation standards prior to recordation of the final plat.</i>

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>16.04.040.F</p>	<p>Lot Requirements:</p> <ol style="list-style-type: none"> 1. Lot size, width, depth, shape and orientation and minimum building setback lines shall be in compliance with the zoning district in which the property is located and compatible with the location of the subdivision and the type of development, and preserve solar access to adjacent properties and buildings. 2. 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: <ol style="list-style-type: none"> 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. 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. 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. 4. Side lot lines shall be within twenty degrees (20°) to a right angle or radial line to the street line. 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. 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 office of the Blaine County recorder prior to or in conjunction with recordation of the final plat.
			<p><i>Council Findings</i></p>	<p><i>Standards #3 through #6 are not applicable as the preliminary plat consolidates two existing lots and no new lots will be created.</i></p>

			<p><i>The lot consolidation preliminary plat complies with standard #1. The applicant has proposed consolidating the two lots and the new single-family residence will comply with the dimensional standards and setbacks required in the LR Zone.</i></p> <p><i>Standard #2 has not been met. The applicant requested waivers pursuant to KMC §16.04.130.A to allow consolidation of the two lots and to establish a building envelope within slopes of 25% or greater. KMC §16.04.130.A allows waivers only where special physical characteristics or conditions affecting the property would create an undue hardship through literal enforcement of the code, and where the waiver would not be detrimental to the public health, safety, or general welfare or injurious to nearby property owners.</i></p> <p><i>KMC §16.04.040.F.2 further requires that when a proposed subdivision contains land with slopes of 25% and greater, building envelopes must be established on preliminary and final plats and located in a manner that promotes harmonious development, minimizes cuts and fills for roads and building foundations, and minimizes environmental impacts.</i></p> <p><i>The applicant's presentation included a slope exhibit illustrating that most of the subject property contains hillsides of 25% and greater slope. The applicant asserts that the subject property is constrained by steep slopes and easements, creating an undue hardship that justifies the requested building envelope waiver. The applicant contends that the proposed design reduces disturbance relative to a two-lot scenario by reducing disturbance, lowering building location, and eliminating the second driveway and represents the most reasonable development option available. The applicant further asserts that the proposed development provides all required infrastructure and drainage improvements.</i></p> <p><i>Council deliberation identified that, although the site is constrained, development enabled by the waivers would require substantial grading, excavation, and alteration of slopes exceeding 25%. Evidence in the record demonstrates that development would disturb a majority of the site and require significant engineered retaining systems to stabilize slopes and manage drainage. The Council further considered concerns related to slope stability and erosion potential. Disturbance of this scale on steep slopes increases the risk of slope instability and erosion, particularly during extreme weather events and seasonal freeze-thaw cycles. These risks are not confined to the subject property and may result in downslope impacts to adjacent properties, public rights-of-way, and infrastructure.</i></p> <p><i>Upon weighing the evidence, the Council finds that while the applicant has demonstrated site constraints sufficient to consider a waiver, the applicant has not demonstrated that the resulting development would avoid detriment to public health, safety, and welfare. The Council finds that</i></p>
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				<p><i>development on steep slopes of this magnitude introduces risks associated with slope instability, erosion, and drainage that may affect not only the subject property but also adjacent properties and public infrastructure.</i></p> <p><i>Council deliberation identified that the proposed building envelope remains entirely within steep slopes and requires substantial grading, excavation, and alteration of the hillside. Evidence in the record demonstrates that development would require significant cut and fill, including approximately 3,910 cubic yards of excavation, and would disturb a majority of the site. Council further considered that such disturbance would substantially modify natural topography and increase reliance on engineered slope stabilization and drainage systems.</i></p> <p><i>Even if the Council accepts that the proposal reduces disturbance relative to a two-lot scenario, the Council finds that this comparative reduction does not eliminate the substantial risks associated with disturbing steep slopes. A reduction in impact does not equate to a finding of no detriment. The Council finds that the requested waivers would be detrimental to public health, safety, and welfare and do not satisfy KMC §16.04.130.A.</i></p> <p><i>Upon weighing the evidence, the Council finds that the proposal does not minimize cuts, fills, or environmental impacts as required by KMC §16.04.040.F.2. The Council finds that the applicable standard requires minimizing impacts to the greatest extent practicable, not merely reducing impacts relative to a hypothetical alternative. The Council finds that the extent of disturbance constitutes a significant alteration of the hillside that is inconsistent with the intent of the code. Even if the Council accepts that the proposal represents the least impactful development option, the Council finds that the remaining level of disturbance is still substantial and does not satisfy the applicable standard.</i></p> <p><i>The Council further finds that the proposal is inconsistent with Policies CD-2.2 and CD-2.4, as it does not preserve natural topography or minimize disturbance.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.G	<p>G. Block Requirements: The length, width and shape of blocks within a proposed subdivision shall conform to the following requirements:</p> <ol style="list-style-type: none"> 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. 2. Blocks shall be laid out in such a manner as to comply with the lot requirements. 3. The layout of blocks shall take into consideration the natural topography of the land to promote access within the subdivision and minimize cuts and fills for roads and minimize adverse impact on environment, watercourses and topographical features.

				4. Corner lots shall contain a building envelope outside of a seventy five foot (75') radius from the intersection of the streets.
			<i>Council Findings</i>	<i>N/A. This standard is not applicable as this project proposes to combine two existing lots within the original Ketchum Townsite. This application does not create a new block.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.H	<p>Street Improvement Requirements:</p> <ol style="list-style-type: none"> 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; 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; 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; 4. Streets may be required to provide access to adjoining lands and provide proper traffic circulation through existing or future neighborhoods; 5. Street grades shall not be less than three-tenths percent (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; 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; 7. Dead end streets may be permitted only when such street terminates at the boundary of a subdivision and is necessary for the development of the subdivision or the future development of the adjacent property. When such a dead end street serves more than two (2) lots, a temporary turnaround easement shall be provided, which easement shall revert to the adjacent lots when the street is extended; 8. 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 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>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 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>
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				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.
			<i>Council Findings</i>	<i>This standard is not applicable as this application proposes to combine two existing lots within the Ketchum Townsite. This proposal does not create a new street, private road, or bridge.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.I	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.
			<i>Council Findings</i>	<i>This standard is not applicable as this project combines two lots within the Ketchum Townsite and no alley improvements are proposed.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.J	<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> <ol style="list-style-type: none"> 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. 2. Where a subdivision contains or borders on a watercourse, drainageway, channel or stream, an easement shall be required of sufficient width to contain such watercourse and provide access for private maintenance and/or reconstruction of such watercourse. 3. All subdivisions which border the Big Wood River, Trail Creek and Warm Springs Creek shall dedicate a ten foot (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 minimum standards, and in appropriate cases where a subdivision abuts a portion of the river adjacent to an existing pedestrian easement, the council may require an extension of that easement along the portion of the riverbank which runs through the proposed subdivision. 4. All subdivisions 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. 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

				<p>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>
			<i>Council Findings</i>	<i>This standard is not applicable as no easements are proposed or required for this project. The project does not create a new private street. This property is not adjacent to Warm Springs Road. The property does not border a watercourse, drainageway, channel, or stream.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.K	<p>Sanitary Sewage Disposal Improvements: 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>
			<i>Council Findings</i>	<i>This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. Sewer system improvements are not required for this lot consolidation.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.L	<p>Water System Improvements: 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 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>Council Findings</i>	<i>This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. Water system improvements are not required for this lot consolidation.</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.M	<p>Planting Strip Improvements: 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> <p><i>Council Findings</i> <i>This standard is not applicable as this project proposes to combine two existing lots within the Ketchum Townsite. Planting strip improvements are not required for this project.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.N	<p>Cuts, Fills, And Grading Improvements: 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"> 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. 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"> a. Proposed contours at a maximum of five foot (5') contour intervals. b. Cut and fill banks in pad elevations. c. Drainage patterns. d. Areas where trees and/or natural vegetation will be preserved. e. Location of all street and utility improvements including driveways to building envelopes. f. Any other information which may reasonably be required by the administrator, commission or council to adequately review the affect of the proposed improvements. 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. 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. 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>6. Where cuts, fills, or other excavations are necessary, the following development standards shall apply:</p> <ul style="list-style-type: none"> a. Fill areas shall be prepared by removing all organic material detrimental to proper compaction for soil stability. 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). c. Cut slopes shall be no steeper than two horizontal to one vertical (2:1). Subsurface drainage shall be provided as necessary for stability. 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. 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.
			<p><i>Council Findings</i></p> <p><i>This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. No grading improvements are proposed or required for the lot consolidation. The grading improvements are shown the project plans submitted with Mountain Overlay Design Review Application File No. P25-016.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>16.04.040.O</p> <p>Drainage Improvements: 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.</p>
			<p><i>Council Findings</i></p> <p><i>This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. No drainage improvements are proposed or required for the lot consolidation. The drainage improvements are shown on the project plans approved with Mountain Overlay Design Review Application File No. P25-016.</i></p>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.P	Utilities: In addition to the terms mentioned in this section, all utilities including, but not limited to, electricity, natural gas, telephone and cable services shall be installed underground as a required improvement by the subdivider. Adequate provision for expansion of such services within the subdivision or to adjacent lands including installation of conduit pipe across and underneath streets shall be installed by the subdivider prior to construction of street improvements.
			<i>Council Findings</i>	<i>This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. No utility improvements are proposed or required for the lot consolidation. The drainage improvements are shown on the project plans approved with Mountain Overlay Design Review Application File No. P25-016.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.Q	Off Site Improvements: 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>Council Findings</i>	<i>This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. Off-site improvements are not required or proposed with this project.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.04.040.R	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.
			<i>Council Findings</i>	<i>The Commission believes the project complies with all Mountain Overlay Zoning District requirements and the Mountain Overlay design review criteria and standards specified in KMC §17.104.070.A.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16.04.040.S	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>Council Findings</i>	<i>This standard is not applicable as this project proposes combining two existing lots within the original Ketchum Townsite. The project plans submitted with Mountain Overlay Design Review Application File No. P25-16 specify the existing mature vegetation that is proposed to remain on the subject property.</i>

CONCLUSIONS OF LAW

Based upon the administrative record for this application, including the staff report, application materials, plans, public testimony, and other materials submitted into the record, and in consideration of the applicable standards and criteria of the Ketchum Municipal Code and the City of Ketchum 2014 Comprehensive Plan, the Council makes the following Conclusions of Law.

1. The City of Ketchum is a municipal corporation organized and existing under Article XII of the Constitution of the State of Idaho and Title 50 of the Idaho Code. Pursuant to the Idaho Local Land Use Planning Act, Chapter 65, Title 67, Idaho Code, and Chapters 3, 9, and 13 of Title 50, Idaho Code, the City has adopted land use regulations codified in the Ketchum Municipal Code, which govern subdivision and land development within the City.
2. The Ketchum City Council has authority to hear and take action on Preliminary Plat applications pursuant to Chapter 16.04 of the Ketchum Municipal Code.
3. The Council concludes that the foregoing Findings of Fact are supported by substantial evidence in the record, including but not limited to the staff report, application materials, plans, public testimony, and other materials submitted into the record for this application.
4. The Council further concludes that its decision is based upon the applicable standards and criteria set forth in the Ketchum Municipal Code and the 2014 Comprehensive Plan.

DECISION

Based upon the foregoing Findings of Fact and Conclusions of Law, the Ketchum City Council concludes that the proposed Lot Consolidation Subdivision Preliminary Plat and associated waiver requests do not satisfy the applicable approval criteria of KMC §16.04.030.C.4 and do not meet the waiver criteria set forth in KMC §16.04.130.A.

THEREFORE, the Ketchum City Council hereby **DENIES** the Lot Consolidation Preliminary Plat Application File No. P25-016A this Thursday, February 12, 2026.

The foregoing Findings of Fact, Conclusions of Law, and Decision are adopted this Wednesday, the 25th day of March 2026.

Pete Prekeges
Mayor
City of Ketchum

Appeal Notice: This decision is a final decision of the City Council. Any person aggrieved by this decision may seek judicial review in accordance with applicable law.

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