



City of Ketchum  
Planning & Building

OFFICIAL USE ONLY

Application Number: P25-054

Date Received: 10/09/2025

By: GB

Fee Paid: \$0 (City Led)

Approved Date:

By:

Subdivision Application-Preliminary Plat

Submit completed application and documentation to [planningandzoning@ketchumidaho.org](mailto:planningandzoning@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.

| APPLICANT INFORMATION                                                                                                                               |                                          |                              |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------------------------------|------------------------------------|
| Name of Proposed Subdivision: Stockyard Subdivision                                                                                                 |                                          |                              |                                    |
| Owner of Record: City of Ketchum                                                                                                                    |                                          |                              |                                    |
| Address of Owner: 191 5th St W                                                                                                                      |                                          |                              |                                    |
| Representative of Owner: Jade Riley                                                                                                                 |                                          | Phone #: 208-726-7801        |                                    |
| Email: jriley@ketchumidaho.org                                                                                                                      |                                          |                              |                                    |
| Legal Description: KETCHUM FR S1/2SE TL 6689 SEC 12 & 13 4N 17E RPK RPK4N170121100                                                                  |                                          |                              |                                    |
| Street Address: 107 Saddle Road                                                                                                                     |                                          |                              |                                    |
| SUBDIVISION INFORMATION                                                                                                                             |                                          |                              |                                    |
| Number of Lots/Parcels: 5                                                                                                                           |                                          |                              |                                    |
| Total Land Area: 5.73 Acres                                                                                                                         |                                          |                              |                                    |
| Current Zoning District: Tourist                                                                                                                    |                                          |                              |                                    |
| Proposed Zoning District: Tourist                                                                                                                   |                                          |                              |                                    |
| Overlay District: N/A                                                                                                                               |                                          |                              |                                    |
| TYPE OF SUBDIVISION                                                                                                                                 |                                          |                              |                                    |
| Condominium <input type="checkbox"/>                                                                                                                | Land <input checked="" type="checkbox"/> | PUD <input type="checkbox"/> | Townhouse <input type="checkbox"/> |
| Adjacent land in same ownership in acres or square feet: 215 & 219 Lewis - 0.56 acres                                                               |                                          |                              |                                    |
| Easements to be dedicated on the final plat: 10' IPCO easement along a portion of the east side of lots 3&4                                         |                                          |                              |                                    |
| Briefly describe the improvements to be installed prior to final plat approval: None                                                                |                                          |                              |                                    |
| ADDITIONAL INFORMATION                                                                                                                              |                                          |                              |                                    |
| All lighting must be in compliance with the City of Ketchum's Dark Sky Ordinance                                                                    |                                          |                              |                                    |
| One (1) copy of Articles of Incorporation and By-Laws of Homeowners Associations and/or Condominium Declarations                                    |                                          |                              |                                    |
| One (1) copy of current title report and owner's recorded deed to the subject property                                                              |                                          |                              |                                    |
| One (1) copy of the preliminary plat                                                                                                                |                                          |                              |                                    |
| All files should be submitted in an electronic format to <a href="mailto:planningandzoning@ketchumidaho.org">planningandzoning@ketchumidaho.org</a> |                                          |                              |                                    |

Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Subdivision Application in which the City of Ketchum is the prevailing party to pay reasonable attorney's fees and costs, including fees and costs of appeal for the City of Ketchum. Applicant agrees to observe all City ordinances, laws and conditions imposed. Applicant agrees to defend, hold harmless and indemnify the City of Ketchum, city officials, agents and employees from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property, and losses and expenses caused or incurred by Applicant, its servants, agents, employees, guests and business invitees and not caused by or arising out of the tortuous conduct of city or its officials, agents or employees. Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct.

Applicant Signature

Date

10/9/25