

ORDINANCE NUMBER 1020

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING THE KETCHUM MUNICIPAL CODE, TITLE 17 "ZONING", CHAPTER 17.12 "ESTABLISHMENT OF DISTRICTS", AND THE CITY OF KETCHUM ZONING MAP, BY CHANGING THE ZONING OF LOTS 3 AND 4 OF BLOCK 41, KETCHUM TOWNSITE (100 & 120 EAST AVENUE SOUTH) FROM GENERAL RESIDENTIAL –HIGH DENSITY (GR-H) SUBJECT TO A DEVELOPMENT AGREEMENT TO GENERAL RESIDENTIAL – LOW DENSITY (GR-L) NOT SUBJECT TO A DEVELOPMENT AGREEMENT; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A CODIFICATION CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, KETCHUM EAST, LLC, is the owner of record of certain real property located in the City of Ketchum, Idaho, known as Lots 3 and 4 of Block 41, Ketchum Townsite; and

WHEREAS, Owners requested that the Property be rezoned from General Residential – High Density (GR-H) to General Residential –Low Density (GR-L); (the "Property"); and

WHEREAS, pursuant to Section 17.154 of the Ketchum City Code and Idaho Code Section 67-6511A, the City has the authority to rezone the Property; and

WHEREAS, the requested change in zoning satisfies the requirements of all applicable law and will assure compliance with the conditions of approval; and

WHEREAS, all public hearings pursuant to notice as required by law or other action required to be held or taken prior to the adoption and execution of the rezoning of the Property have been held and/or taken; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Ketchum, Idaho:

SECTION 1. That Zoning Code Title 17, Chapter 17.12 Establishment of Districts, and the City of Ketchum Zoning Map are hereby amended, altered and changed by amending the Ketchum Municipal Code Title 17 "Zoning", Chapter 17.12 "Establishment Of Districts", and the City of Ketchum Zoning Map by changing the zoning of the following parcels of real property as follows:

Lots 3 and 4 of Block 41, Ketchum Townsite (commonly know as 100 and 120 East Avenue South, Ketchum, Idaho) from General Residential –High Density (GR-H) subject to a development agreement to General Residential –Low Density (GR-L) not subject to a development agreement.

SECTION 2. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any

paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. REPEALER CLAUSE. All City of Ketchum ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

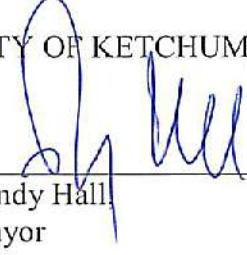
SECTION 4. CODIFICATION CLAUSE. The City Clerk is instructed to immediately forward this ordinance to the codifier of the official municipal code for proper revision of the code.

SECTION 5. PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form attached hereto as Exhibit "A," shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication on August 29, 2007.

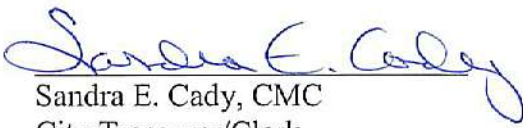
PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO and APPROVED by the Mayor this 20th of August, 2007.

CITY OF KETCHUM, IDAHO

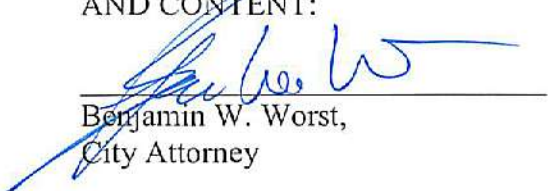


Randy Hall,
Mayor

ATTEST:


Sandra E. Cady, CMC
City Treasurer/Clerk

APPROVED AS TO FORM
AND CONTENT:



Benjamin W. Worst,
City Attorney



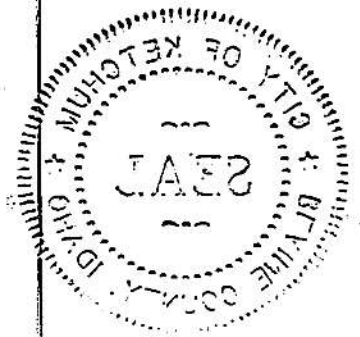


EXHIBIT A

**PUBLICATION OF SUMMARY OF ORDINANCE NO. 1020
CITY OF KETCHUM, IDAHO**

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING THE KETCHUM MUNICIPAL CODE, TITLE 17 "ZONING", CHAPTER 17.12 "ESTABLISHMENT OF DISTRICTS", AND THE CITY OF KETCHUM ZONING MAP, BY CHANGING THE ZONING OF LOTS 3 AND 4 OF BLOCK 41, KETCHUM TOWNSITE (100 & 120 EAST AVENUE SOUTH) FROM GENERAL RESIDENTIAL –HIGH DENSITY (GR-H) SUBJECT TO A DEVELOPMENT AGREEMENT TO GENERAL RESIDENTIAL – LOW DENSITY (GR-L) NOT SUBJECT TO A DEVELOPMENT AGREEMENT; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A CODIFICATION CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1020 of the City of Ketchum, Blaine County, Idaho, adopted on August 20, 2007, is as follows:

Section 1. That Zoning Code Title 17, Chapter 17.12 Establishment of Districts, and the City of Ketchum Zoning Map are hereby amended, altered and changed by amending the Ketchum Municipal Code Title 17 "Zoning", Chapter 17.12 "Establishment Of Districts", and the City of Ketchum Zoning Map by changing the zoning of the following parcels of real property as follows:

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Section 2: Provides a savings and severability clause.

Section 3: Provides a repealer clause.

Section 4: Provides a codification clause.

Section 5: Provides for publication of a summary of the Ordinance.

Section 6: Establishes the effective date of August 29, 2007.

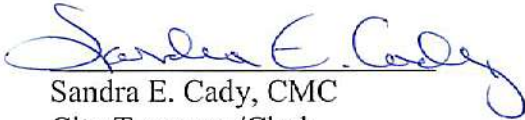
The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 480 East Avenue North, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

CITY OF KETCHUM, IDAHO



Randy Hall, Mayor

ATTEST:

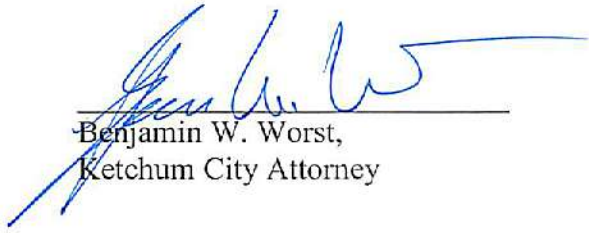


Sandra E. Cady, CMC
City Treasurer/Clerk

STATEMENT OF LEGAL ADVISOR

I, the undersigned attorney at law, duly licensed in the State of Idaho and serving as City Attorney to the City of Ketchum, Idaho, hereby certify that I have read the attached Summary of Ordinance No. 1020 of the City of Ketchum and that the same is true and complete and provides adequate notice to the public of the contents of said Ordinance.

Dated this 20th day of August, 2007.



Benjamin W. Worst,
Ketchum City Attorney

Publish: Idaho Mountain Express
Date: August 29, 2007