



ORDINANCE NO. 1067

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF BLAINE COUNTY, IDAHO, AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KETCHUM, INTO THE CITY OF KETCHUM, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY DESCRIBED HEREIN; AMENDING THE ZONING MAP OF THE CITY OF KETCHUM TO REFLECT SAID CHANGES; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex to and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owners of the real property situated in the unincorporated area of Blaine County and particularly described in Exhibit "A" of this ordinance have requested, in writing, annexation of said real property into the City of Ketchum; and

WHEREAS, the owners of the real property situated within the City of Ketchum and particularly described in Exhibit "A" of this ordinance (the "Subject Property") have requested, in writing, a rezone from the following Blaine County zoning designations: RD (Recreation Development), R-10 UIB (Rural Residential, Urban Influence Boundary), R-1 (Low Density Residential), FP (Floodplain Management), R (Riparian Setback) zoning districts, with overlay zones of M (Mountain), WE (Wetlands), W (Wildlife), and SHO (Scenic Highway) to following City of Ketchum zoning designations: T (Tourist), AF (Agricultural and Forestry), and RU (Recreation Use) zoning districts with overlay zones of FP (Floodplain Management), A (Avalanche) and MO (Mountain); and

WHEREAS, the requested zoning of the Subject Property is depicted and more particularly described in Exhibit "B" of this ordinance; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held public hearings on October 27, 28, and 29, 2009, as required by Section 67-6525, Idaho Code, and made a recommendation to the Mayor and Council; and

WHEREAS, the Ketchum City Council, pursuant to public notice as required by law, held public hearings on December 8 and 9, 2009, and February 11, March 9, April 12, 13, 21 and 22, 2010, on the proposed annexation and zoning for the real property described in Exhibit "A" as required by Section 67-6525, Idaho Code, made findings and determined that the requested annexation should be granted and that zoning classifications of T (Tourist), AF (Agricultural and Forestry), and RU (Recreation Use) zoning districts with overlay zones of FP (Floodplain Management), A (Avalanche) and MO (Mountain), for the property described in Exhibit "A," and depicted on Exhibit "B," are appropriate to meet the requirements of Idaho Code, Ketchum City Code and the Ketchum Comprehensive Plan and should be granted.

Instrument # 581270

HAILEY, BLAINE, IDAHO

10-6-2010 05:01:21 No. of Pages: 5

Recorded for: CITY OF KETCHUM

JOLYNN DRAGE

Fee: 0.00

Ex-Officio Recorder Deputy

Ordinance No. 1067 - River Run Neighborhood Annexation

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AB

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM, IDAHO, as follows:

Section 1: The Ketchum City Council hereby finds and declares that the real property particularly described in Exhibit "A", and as depicted on Exhibit "B", attached hereto and incorporated herein by reference, are contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owner of said properties have requested, in writing, annexation thereof to the City.

Section 2: The real property, all situated in Blaine County, Idaho, adjacent and contiguous to the City, particularly described in Exhibit "A," and as depicted Exhibit "B," attached hereto and incorporated herein by reference, are hereby annexed to the incorporated territorial limits of the City of Ketchum, Idaho.

Section 3: The City Council hereby finds and determines that it is in the best interests of the public health, safety, and welfare of the City of Ketchum and the residents and property therein that the real property particularly described in Exhibit "A" attached hereto and incorporated by reference, is hereby removed from the following Blaine County zoning designations: RD (Recreation Development), R-10 UIB (Rural Residential, Urban Influence Boundary), R-1 (Low Density Residential), FP (Floodplain Management), R (Riparian Setback) zoning districts, with overlay zones of M (Mountain), WE (Wetlands), W (Wildlife), and SHO (Scenic Highway); and, is hereby included in the following City of Ketchum zoning designations T (Tourist), AF (Agricultural and Forestry), and RU (Recreation Use) zoning districts with overlay zones of FP (Floodplain Management), A (Avalanche) and MO (Mountain), all pursuant to the Zoning Ordinance of the City of Ketchum and a Development Agreement recorded in the records of Blaine County, Idaho, as Instrument No. 581097, on the 30th day of September, 2010. The City Council further finds and determines that said zone change is in accordance with the Ketchum Comprehensive Plan and relevant City Codes.

Section 4: The official Zoning Map of the City of Ketchum, Idaho is hereby amended to reflect the foregoing change in zoning classification.

Section 5: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation, and other powers of the City of Ketchum.

Section 6: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Blaine County, Idaho, and with the Idaho State Tax commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-2215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 7: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

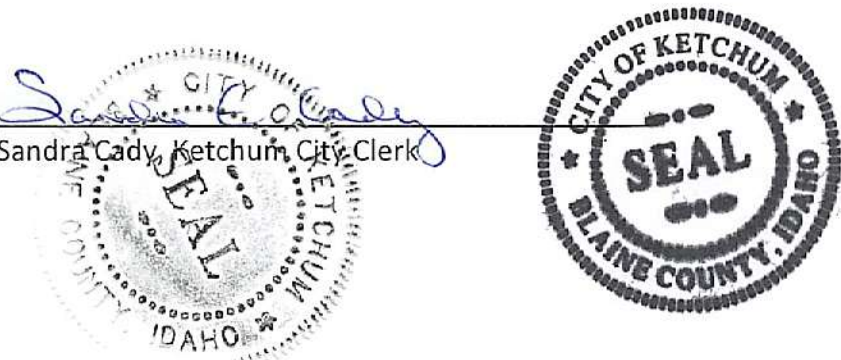
DATED this 16th day of September, 2010.

CITY COUNCIL OF THE CITY OF KETCHUM, Blaine County, Idaho

Randy Hall
Randy Hall, Mayor

ATTEST:

Sandra Cady
Sandra Cady, Ketchum City Clerk



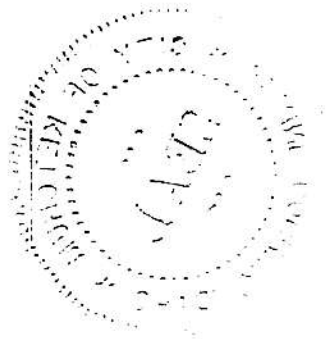
STATE OF IDAHO)
 : ss.
County of Blaine)

On this 6TH day of OCTOBER, in the year 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared RANDY HALL and SANDRA CADY, known to me to be the MAYOR and CITY CLERK of said municipal corporation that executed this instrument and the persons who executed the said instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first written.



Lilly Opple
_____, Notary Public
Residing at: KETCHUM, ID
My Commission Expires: 01/27/2012



Benchmark Associates, P.A.

ENGINEERING, PLANNING, SURVEYING & MAPPING
 PO Box 733 : 100 Bell Drive
 Ketchum, Idaho 83340
 208-726-9512 : Facsimile 208-726-9514

PARCEL DESCRIPTION PER FIELD SURVEY

All those portions of Government Lot 6 of Section 18, Township 4 North, Range 18 East, of Government Lots 1 and 2 of Section 19, Township 4 North, Range 18 East, and of the NE1/4NE1/4 of Section 24, Township 4 North, Range 17 East of the Boise Meridian, in Blaine County, Idaho, together bounded and described as follows:

BEGINNING at a 1967 BLM Brass Cap marking the section corner common to Sections 18 and 19 of Township 4 North, Range 18 East and Sections 13 and 24 of Township 4 North, Range 17 East of the Boise Meridian, said corner lies S89°08'34"W, 1381.49 feet from a brass cap by O.T. Hansen marking the W1/16 Corner Common to said Sections 18 and 19;
 thence N00°25'38"W, 644.38 feet to a 1/2" rebar in concrete on the Southwesterly boundary line of the Ketchum Townsite;
 thence S44°41'29"E, 116.22 feet to an aluminum cap by LS#3621 at the most southerly corner of the Ketchum Townsite;
 thence N45°29'25"E, 491.70 feet along the Southeasterly boundary line of said Ketchum Townsite to a 5/8" rebar by LS#3621;
 thence S36°09'07"E, 662.93 feet to a 1/2" rebar;
 thence N66°56'48"E, 202.25 feet;
 thence S11°20'01"E, 368.13 feet to a 5/8" rebar;
 thence S00°28'45"W, 73.30' feet to a 5/8" rebar on the South line of said Lot 6, Section 18;
 thence along said South line N89°08'34"E, 220.08 feet to a 5/8" rebar in concrete along the Westerly Right-of-Way of State Highway 75;
 thence along said Right-of-way 314.42 along a curve to the left, said curve having a radius of 749.20 feet, a chord bearing S15°15'40"E, 312.12 feet and a delta angle of 24°02'44" to a point on the East Line of said Lot 1;
 thence along said East Line S00°29'56"W, 1018.28 feet to an Aluminum Cap by LS#3621 marking the NW1/16 corner of said Section 19;
 thence S00°28'20"W, 1325.30 feet to an Aluminum Cap marking the CW1/6 corner of said Section 19;
 thence N89°46'58"W, 1386.35 feet to a BLM Brass Cap marking the 1/4 corner common to said Sections 19 and 24;
 thence N00°44'47"E, 479.37 feet to a BLM Brass Cap marking a Witness Corner to the S-N1/64 corner common to said Sections 19 and 24;
 thence N00°31'41"E, 836.81 feet to a BLM Brass Cap marking the N1/16 corner common to said Sections 19 and 24;
 thence S89°36'47"W, 1337.86 feet to a 1969 BLM Brass Cap marking the NE1/16 corner of said Section 24;
 thence N00°21'19"E, 1310.03 feet to a point on the north section line of said Section 24 as witnessed by a BLM Brass Cap bearing S89°52'38"W, 46.16 feet;
 thence N89°52'38"E, 1343.17 feet to the POINT OF BEGINNING.
 Parcel having an approximate area of 6,019,820 square feet or 138.20 Acres.



