

## ORDINANCE NUMBER 1068

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING TITLE 17, CHAPTER 17.64, COMMUNITY CORE ZONING DISTRICT, SECTION 17.64.010.H.2.E, BY EXTENDING THE HOTEL COMMUNITY HOUSING WAIVER; BY ADDING ADDITIONAL LANGUAGE FOR PROPERTY MAINTAINANCE FOR PROJECTS RECEIVING SUCH A WAIVER; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A CODIFICATION CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has initiated the amendment to the Community Core Code at the direction of the City Council; and,

**WHEREAS**, the City adopted a Community Housing Waiver for projects meeting the definition of a hotel in 2008; and,

**WHEREAS**, the community housing waiver for hotel projects expired on June 1, 2010; and,

**WHEREAS**, the City has approved several hotel projects that reliant on such a waiver and will benefit from an extensions of this waiver; and,

**WHEREAS**, the City of Ketchum has found that hotels are an integral component of economic revitalization and a waiver of the community housing requirement for hotel developments is a necessary incentive to attract such developments; and,

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

**SECTION 1.** Chapter 17.64, Ketchum Municipal Code, Section 17.64.010.H.2.e "Floor Area Ratio (FAR) Community Housing Incentive", amended as follows by adding thereto the underlined language herein below, to wit:

17.64.010.H.2.e. For hotel developments, community housing calculations apply to all residential units. However, one hundred percent (100%) of the community housing requirement will be waived only for the residential portion of hotel projects that meet the hotel definition adopted by the Ketchum city council, provided the project obtains a complete building permit prior to ~~June 1, 2010~~ June 1, 2012 and so long as the property is maintained appropriately as directed by staff and/or City Council.

**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. 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 4. 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 5. REPEALER CLAUSE.** All City of Ketchum code sections, ordinances or resolutions or parts thereof, which are in conflict herewith are hereby repealed.

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


PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, and approved by the Mayor this 2<sup>nd</sup> day of August, 2010.



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Randy Hall, Mayor

ATTEST:



Sandra E. Gady, CMC  
City Treasurer/Clerk





EXHIBIT A

**PUBLICATION OF SUMMARY OF ORDINANCE NO. 1068  
CITY OF KETCHUM, IDAHO**

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING TITLE 17, CHAPTER 17.64, COMMUNITY CORE ZONING DISTRICT, SECTION 17.64.010.H.2.E, BY EXTENDING THE HOTEL COMMUNITY HOUSING WAIVER; BY ADDING ADDITIONAL LANGUAGE FOR PROPERTY MAINTAINANCE FOR PROJECTS RECEIVING SUCH A WAIVER; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A CODIFICATION CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1068 of the City of Ketchum, Blaine County, Idaho, adopted on August 2, 2010, is as follows:

**Section 1.** Chapter 17.64, Ketchum Municipal Code, Section 17.64.010.H.2.e “Floor Area Ratio (FAR) Community Housing Incentive”, amended as follows by adding thereto the underlined language herein below, to wit:

17.64.010.H.2.e. For hotel developments, community housing calculations apply to all residential units. However, one hundred percent (100%) of the community housing requirement will be waived only for the residential portion of hotel projects that meet the hotel definition adopted by the Ketchum city council, provided the project obtains a complete building permit prior to ~~June 1, 2010~~ June 1, 2012 and so long as the property is maintained appropriately as directed by staff and/or City Council.

**Section 2:** Provides a savings and severability clause.

**Section 3:** Provides a codification clause.

**Section 4:** Provides for publication of a summary of the Ordinance.

**Section 5:** Provides a repealer clause.

**Section 6:** Establishes the effective date.

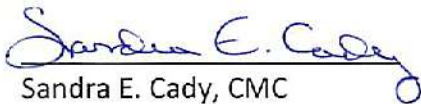
The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 480 East Avenue North, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

CITY OF KETCHUM, IDAHO



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Randy Hall, Mayor

ATTEST:



Sandra E. Cady, CMC  
City Treasurer/Clerk

Publish: Idaho Mountain Express,  
August 11, 2010