

ORDINANCE NO. 1182

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING THE CITY OF KETCHUM ZONING MAP BY CHANGING THE ZONING DISTRICT DESIGNATION OF LOTS 17, 18, AND 19 OF MORTGAGE ROW SUBDIVISION (12700, 12698, & 12696 STATE HIGHWAY 75), FROM THE LIMITED RESIDENTIAL ONE ACRE DISTRICT (LR-1) TO THE LIMITED RESIDENTIAL (LR) ZONING DISTRICT; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum is authorized to zone property within the city pursuant to Idaho Code §67-6511; and

WHEREAS, pursuant to Ketchum City Code §17.152.030, the applicant initiated a zoning map amendment request to rezone Lots 17, 18, and 19 of Mortgage Row Subdivision from the Limited Residential One Acre (LR-1) Zoning District to the General Residential Low Density (GR-L) Zoning District; and

WHEREAS, the rezone has been considered at duly-noticed public hearings by the Planning & Zoning Commission on February 12 and March 12, 2018 pursuant to Idaho Code §67-6509;

WHEREAS, due to implications of increased density and traffic concerns, the Planning and Zoning Commission finds that the Limited Residential (LR) Zoning District is the most appropriate zoning designation for the subject lots; and

WHEREAS, rezoning the subject lots to the LR Zoning District will address the current non-compliance of these properties with the overlying zoning;

WHEREAS, the existing single-family residential development on Lots 17, 18, and 19 of Mortgage Row Subdivision aligns with the dimensional standards and regulations of the LR Zone and the zoning map amendment is in compliance with the 2014 Comprehensive Plan;

WHEREAS, the Planning and Zoning Commission unanimously recommended rezoning subject Lots 17, 18, and 19 of Mortgage Row Subdivision from the LR-1 Zoning District to the LR Zoning District; and

WHEREAS, the Ketchum City Council on April 16, 2018, having reviewed the proposed rezone request, and after considering the recommendation of the Planning and Zoning Commission and the comments and testimony of the public, have determined that the LR Zone is the most appropriate zoning district for the subject lots;

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

Section 1: The City of Ketchum Zoning Map shall be amended to show the change in zoning designation from the Limited Residential One Acre (LR-1) Zoning District to the Limited Residential (LR) Zoning District for Lots 17, 18, and 19 of Mortgage Row Subdivision as set forth in Exhibit A attached hereto.

Section 2. REPEALER CLAUSE. All City of Ketchum Ordinances or parts thereof which are in conflict herewith are hereby repealed.

Section 3. 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 4. PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED by the CITY COUNCIL and APPROVED by the MAYOR of Ketchum, Idaho on this 21st day of May 2018.

APPROVED:



Bradshaw, Mayor

ATTEST:



Robin Crotty, City Clerk



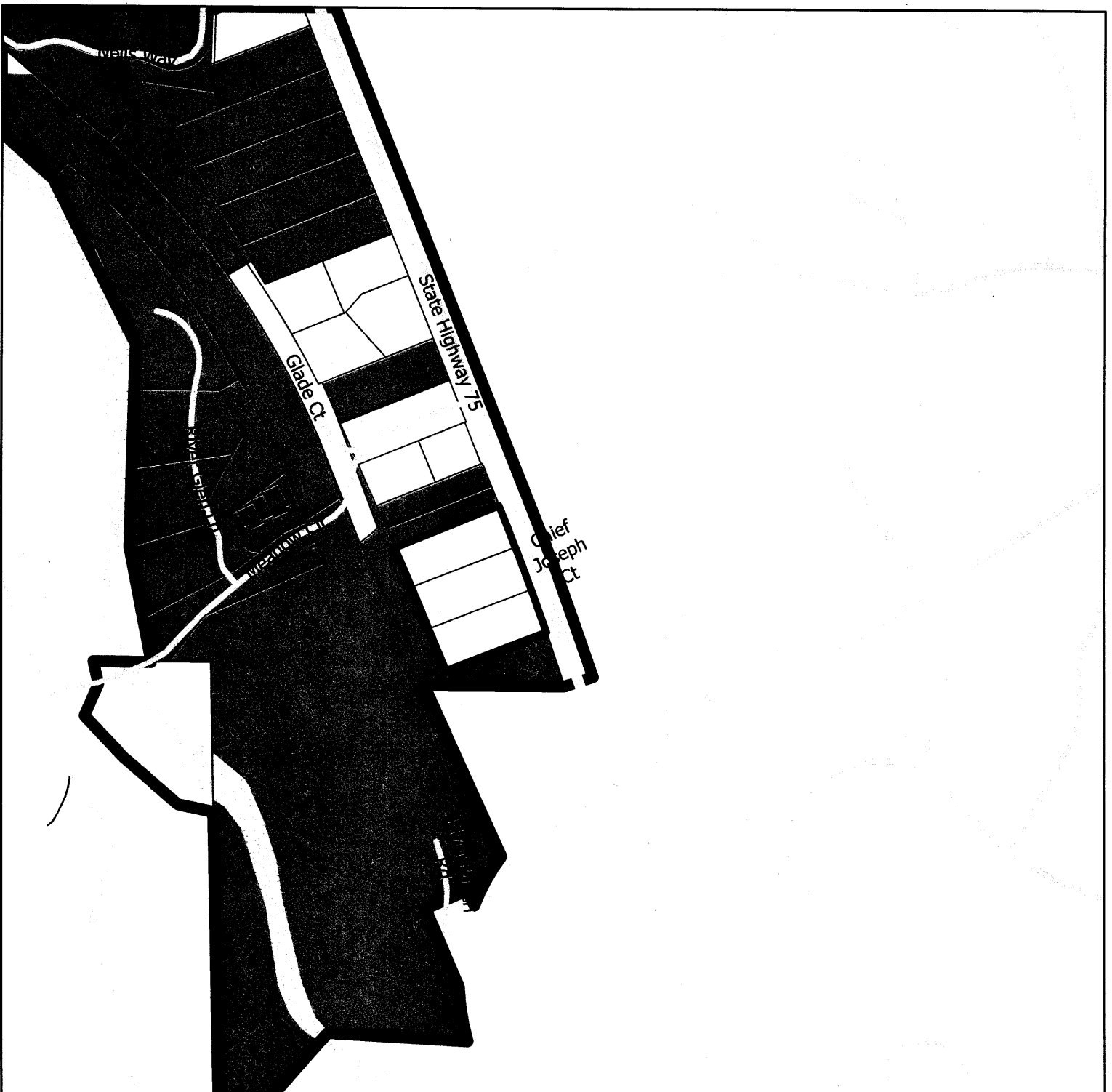


Exhibit A

 Proposed Rezone

 City Boundary

Zoning Districts

LR Limited Residential

 LR-1 Limited Residential 1 Ac.

 LR-2 Limited Residential 2 Ac.



1 inch equals 300 feet