

ORDINANCE NUMBER 866

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING ZONING CODE TITLE 17, CHAPTER 17.12, ESTABLISHMENT OF DISTRICTS, THE CITY OF KETCHUM ZONING MAP, AND CHAPTER 17.104, MOUNTAIN OVERLAY ZONING DISTRICT (MO), BY EXPANDING THE MO BOUNDARIES TO INCLUDE CERTAIN PARCELS OF LAND WITHIN THE CITY AND RECLASSIFY SAID PARCELS TO BE WITHIN THE MOUNTAIN OVERLAY DISTRICT; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, certain properties within the City of Ketchum are hillside areas that have natural features such as slopes greater than twenty-five percent, rock outcroppings and portions of land elevated above the surrounding townscape;

WHEREAS, the City of Ketchum adopted the Mountain Overlay District (MO) to regulate development on hillsides and to establish Design Review standards to protect the natural hillside features and to minimize negative impact to hillsides to protect the public health, safety, and welfare;

WHEREAS, these properties are not located within the Mountain Overlay District (MO);

WHEREAS, in order for the City of Ketchum to protect the public health, safety, and welfare, these properties need to be located in the Mountain Overlay District (MO).

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 dated 1974, as amended in 1997, are hereby amended, altered and changed by adoption of the boundaries for the Mountain Overlay Zoning District, the boundaries of which are hereby established as set forth on Exhibit A, attached hereto and made a part hereof by reference.

SECTION 2. That Chapter 17.104, Mountain Overlay Zoning District (MO), of Zoning Code Title 17 of the City of Ketchum, Idaho is hereby amended, altered and changed by deleting therefrom the words lined out and adding thereto the words underlined hereinbelow, to-wit:

17.104.030 Mountain Overlay Zoning District Boundaries.

B. "Within the Knob Hill area, the Mountain Overlay boundary shall be defined as all that area north of Sixth Street, east of Walnut Avenue, south of Tenth Street and the southern limit of the Bigwood P.U.D. as platted, and the parcels of land containing slopes of 25 percent or greater to the northeast of Ketchum Townsite Blocks 99 and 100 and east west


of the City limits line common to that of the City of Sun Valley, Idaho. All that property contained within said boundary shall be included."

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

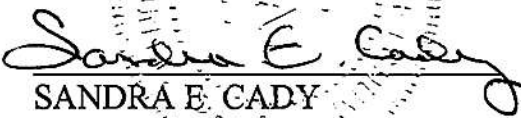
SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO and approved by the Mayor this 4th day of June, 2001.



GUY P. COLES
Mayor

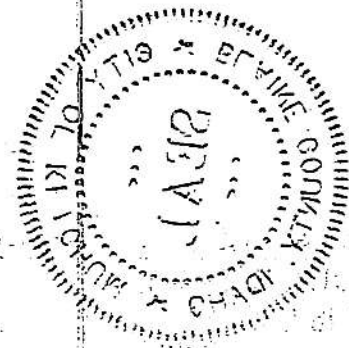
ATTEST:

SANDRA E. CADY
City Clerk

Publish: June 13, 2001
Idaho Mountain Express

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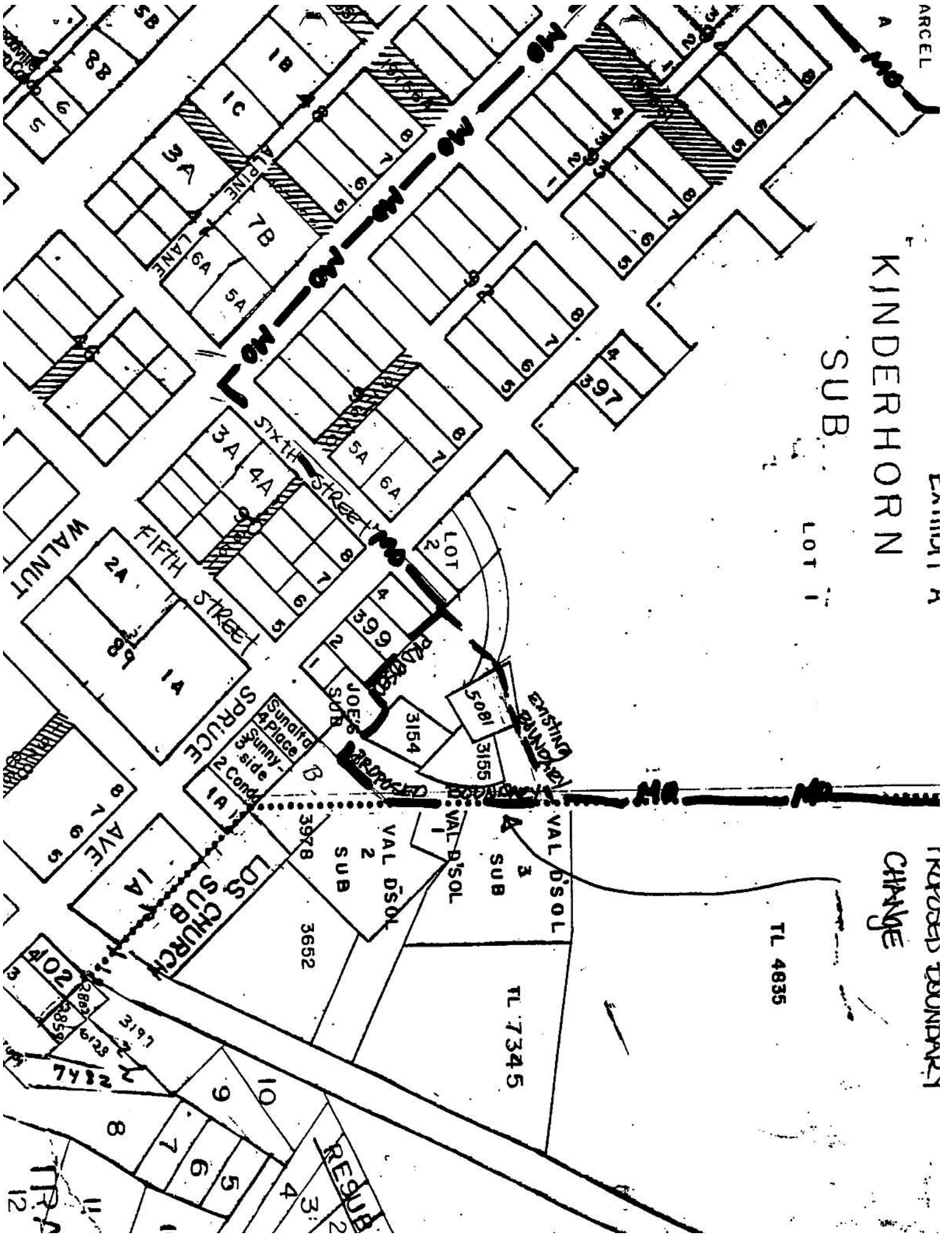
EXHIBIT A

KINDERHORN

SUB

LOT 1

PROPOSED BOUNDARY
CHANGE



TL 4835

TL 7345

TR 12