

ORDINANCE NUMBER 879

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING SUBDIVISION CODE TITLE 16, SECTION 16.04.020 BY ADDING A DEFINITION OF LIFE SAFETY INSPECTION; AMENDING SUBSECTION 16.04.060.B BY ADDING A PROCEDURE FOR APPLYING FOR CONDOMINIUM, PRELIMINARY PLAT; AMENDING SUBSECTION 16.04.070.C BY ADDING A CONDOMINIUM FINAL PLAT; AMENDING SUBSECTION 16.04.070.D, TOWNHOUSE FINAL PLAT PROCEDURE; PROVIDING FOR A REPEALER CLAUSE AND A SEVERANCE CLAUSE; AND, PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. That Subdivision Code Title 16, Subsection 16.04.020 is amended by the addition of the following new definition:

“Life Safety Inspection” means the Ketchum Building Official has inspected and approved the following items within the building as completed, including, but not limited to: handrails, guardrails, tempered glass, address, smoke detectors and fire separation requirements.

SECTION 2. That Subdivision Code Title 16, Subsection 16.04.060.B be amended as follows:

Subsection 16.04.060.B Condominiums, Preliminary Plat Application Procedure

The subdivider of the condominium project shall submit with the preliminary plat application a copy of the proposed by-laws and condominium declarations of the proposed condominium development. Said documents shall adequately provide for the control and maintenance of all common areas, recreational facilities and open space. ~~Prior to final plat approval, the subdivider shall submit to the City a copy of the final by-laws and condominium declarations which shall be approved by the Council and filed with the Blaine County Recorder prior to the final plat approval, including the instrument number(s) under which each document was recorded.~~ The Commission and Council shall act on the preliminary plat pursuant to Section 16.04.030.D and E herein.

SECTION 3. That Subdivision Code Title 16, Subsection 16.04.060.C be amended by replacing the text of the old subsection with the following:

Subsection 16.04.060.C Condominiums, Final Plat Procedure

The final plat procedure contained in Section 16.04.030.F herein shall be followed. However, the final plat shall not be approved by the Council signed by the City Clerk and recorded until the condominium has received:

1. An approved life safety inspection for the building shell and all common spaces areas from the Ketchum Building Official; and,

2. Completion of all design review elements as approved by the Planning and Zoning Administrator.

The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120 of Title 17, Ketchum Zoning Code. Prior to final plat approval, the subdivider shall submit to the City a copy of the final by-laws and condominium declarations which shall be approved by the Council and filed with the Blaine County Recorder, including the instrument number(s) under which each document was recorded.

Subsection 16.04.060.C - H Condominiums

Each subsection shall be renumbered from D - I respectively.

SECTION 4. That Subdivision Code Title 16, Subsection 16.04.070.D be amended as follows:

Subsection 16.04.070.D Townhouses, Final Plat Procedure

The final plat procedure contained in Section 16.04.030.F herein shall be followed. However, the final plat shall not be ~~approved by the Council signed by the City Clerk and recorded~~ until the townhouse has received: ~~an approved final framing inspection from the Ketchum Building inspector.~~

1. An approved life safety inspection for the building shell and all common spaces areas from the Ketchum Building Official; and,

2. Completion of all design review elements as approved by the Planning and Zoning Administrator.

The Council may accept a security agreement for any design review elements not completed on a case by case basis pursuant to Section 17.96.120 of Title 17, Ketchum Zoning Code.

SECTION 5. SEVERANCE. The sections, subsections, sentences, clauses, phrases and provisions of this ordinance are severable. If any section, subsection, sentence, clause, phrase or provision of this Ordinance, or the application thereof to any particular circumstance, shall be held invalid or unenforceable by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof, which remaining portions shall continue in full force and effect and be applicable to all circumstances to which this Ordinance may validly apply.

SECTION 6. REPEALER CLAUSE. All Ordinances and parts of Ordinances of the City in conflict with this Ordinance or with any part hereof shall be and the same are hereby repealed.

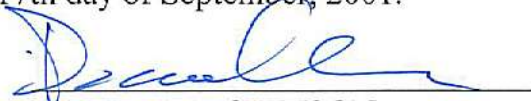
SECTION 7. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, AND APPROVED BY THE MAYOR this 17th day of September, 2001.

ATTEST:



Sandra E. Cady
City Treasurer/Clerk



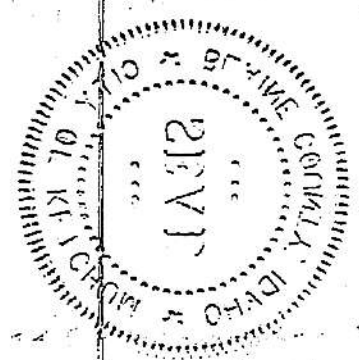
DAVID HUTCHINSON
Mayor

Publish: Idaho Mountain Express
September 26, 2001

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