

ORDINANCE NUMBER 916

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, AMENDING ZONING CODE TITLE 17, CHAPTER 17.12, ESTABLISHMENT OF DISTRICTS, AND THE CITY OF KETCHUM ZONING MAP BY CHANGING THE ZONING CLASSIFICATION FOR PARCELS OF LAND WITHIN THE CITY FROM GENERAL RESIDENTIAL - LOW DENSITY (GR-L) TO TOURIST - 4000 (T-4000); PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, Developer is the owner of record of that certain real estate legally described in Exhibit A, attached hereto and made a part hereof (the Property);

WHEREAS, the City council has approved the vacation of portions of City rights of way described in Exhibit A;

WHEREAS, Developer has applied to City for an amendment to the official zoning map for said Property described herein to rezone the Property from General Residential - Low Density (GR-L) to Tourist - 4000 (T-4000) with certain restrictions on the uses allowed and certain conditions;

WHEREAS, Developer proposes that the Property be developed pursuant to and in accordance with City's Comprehensive Plan, Zoning Code, and Development Agreement Ordinance in accordance with the terms and conditions of the Development Agreement and any amendments hereto;

WHEREAS, the requested zoning satisfies the requirements set forth in the Development Agreement Ordinance and the Zoning Code for rezone findings, conclusions and approval, and the use of a development agreement will assure compliance with the conditions of approval;

WHEREAS, City, pursuant to Chapter 17.154 Ketchum City Code, and §6511A, Idaho Code, has the authority to conditionally zone the Property and to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for specific purposes and/or uses which are appropriate in the area;

WHEREAS, City's Planning & Zoning Commission and City's City Council have held public hearings as prescribed by law with respect to the rezoning of the Property and this Agreement;

WHEREAS, all public hearings pursuant to notice as required by law or other action required to be held or taken prior to the adoption and execution to the rezoning of the Property and the Development Agreement have been held and/or taken;

WHEREAS, it is the intent and desire of the parties hereto that development and uses of the Property proceed as provided herein subject to the terms and conditions of the Development Agreement; and,

WHEREAS, the parties have entered into a Development Agreement with mutual consideration as reflected in the covenants, duties and obligations herein set forth.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Ketchum, Idaho:

SECTION 1. Zoning Code Title 17, Chapter 17.12, Establishment of Districts, and the City of Ketchum Zoning Map are hereby amended, altered and changed by changing the zoning district classification for parcels of land outlined as Lots 5 and 6, Block 86, Ketchum Townsite (111 and 131 Spruce Avenue); East and West ½ of Lots 7 and 8, Block 86, Ketchum Townsite (171 Spruce Street and 680 Second Street East); Lot 1, Block 103, Ketchum Townsite (180 Spruce Avenue); and, Lot 4, Block 85, Ketchum Townsite (660 First Street East); including vacated portions of Spruce Avenue and First Street according to the official plat thereof on file in the office of the County Recorder, Blaine County, Idaho from General Residential - Low Density (GR-L) District to Tourist - 4000 (T-4000) District.

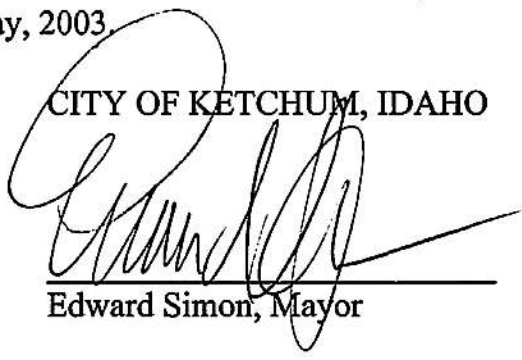
SECTION 2. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. REPEALER CLAUSE. All City of Ketchum ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

SECTION 4. 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 19 day of May, 2003.

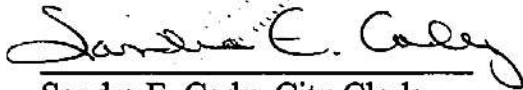
CITY OF KETCHUM, IDAHO



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Edward Simon, Mayor

Attest:



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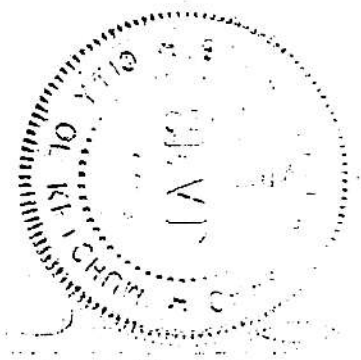
Sandra E. Cady, City Clerk

Publish: Idaho Mountain Express May 28, 2003

THE UNITED STATES OF AMERICA  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION

MEMORANDUM FOR THE DIRECTOR

RE: [Illegible]



Very truly yours,  
[Illegible Signature]