

ORDINANCE NO. 1196

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 1A, 3A, AND 4A OF BLOCK 67, KETCHUM TOWNSITE, FROM CONTAINING BOTH THE TOURIST (T) AND GENERAL RESIDENTIAL – LOW DENSITY (GR-L) ZONING DISTRICTS TO THE GENERAL RESIDENTIAL – LOW DENSITY (GR-L) 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, Lots 1A, 3A, and 4A of Block 67, Ketchum Townsite, are zoned with both the Tourist (T) and General Residential – Low Density (GR-L) zoning districts; and

WHEREAS, pursuant to Ketchum City Code §17.152.030, the applicant initiated a zoning map amendment request to rezone the portions of Lots 1A, 3A, and 4A of Block 67, Ketchum Townsite, that are zoned Tourist (T) to General Residential – Low Density (GR-L) zoning, to ex GR-L; and

WHEREAS, the rezone has been considered at duly-noticed public hearings by the Planning & Zoning Commission on April 8, 2019 pursuant to Idaho Code §67-6509; and

WHEREAS, the zoning boundary line between the Tourist and GR-L zones in Block 67 is approximately the centerline of the former Union Pacific Railroad right-of-way, but the boundary line is no longer related to a physical barrier or parcel boundary because the railroad is no longer in operation and the right-of-way has been vacated and incorporated into Lots 1A, 3A, and 4A of Block 67; and

WHEREAS, applying the dimensional and use standards for two different zoning districts to buildings that span both districts is problematic; and

WHEREAS, the majority of parcels to the north, west, and southwest of the subject parcels are zoned GR-L, are developed in accordance with the GR-L zoning district, and GR-L zoning for Lots 1A, 3A and 4A of Block 67 is consistent with the 2014 Comprehensive Plan's Future Land Use designation; and

WHEREAS, the Planning and Zoning Commission unanimously recommended rezoning subject Lots 1A, 3A and 4A of Block 67, Ketchum Townsite, from split Tourist/GR-L zoning to entirely GR-L zoning; and

WHEREAS, the Ketchum City Council on May 6th, 2019, 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 GR-L 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 a change in zoning designation from the existing split Tourist (T)/General Residential – Low Density (GR-L) Zoning District to the General Residential – Low Density (GR-L) Zoning District for Lots 1A, 3A, and 4A, Block 67, Ketchum Townsite, 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.

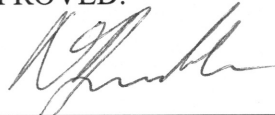
Section 3. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason 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, substantially in the form attached hereto as Exhibit B, 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.

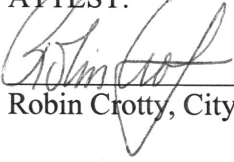
PASSED by the CITY COUNCIL and APPROVED by the MAYOR of Ketchum, Idaho on this 6th day of May 2019.

APPROVED:



Neil Bradshaw, Mayor

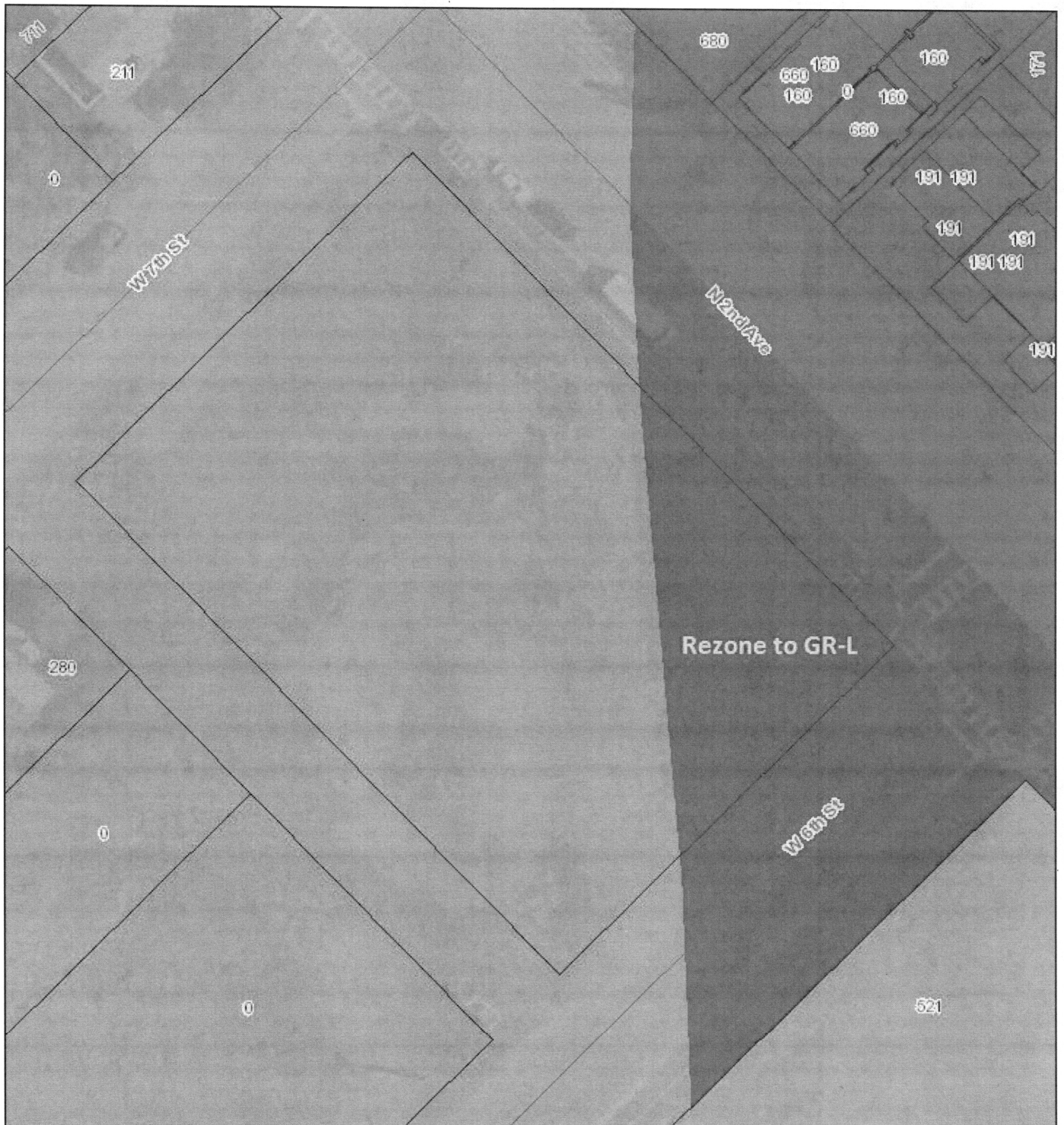
ATTEST:

A handwritten signature in cursive script, appearing to read "Robin Crotty", is written over a horizontal line.

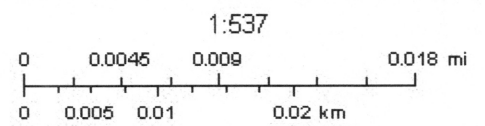
Robin Crotty, City Clerk

Exhibit A

Zoning Map



May 6, 2019



City of Keokuk, Blaine County

Made by: Blaine CountyGIS

Exhibit B

PUBLICATION SUMMARY OF ORDINANCE NO. 1196

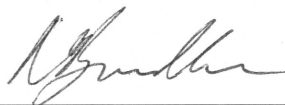
AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING THE CITY OF KETCHUM ZONING MAP BY CHANGING THE ZONING DISTRICT DESIGNATION OF LOTS 1A, 3A, AND 4A OF BLOCK 67, KETCHUM TOWNSITE, FROM CONTAINING BOTH THE TOURIST (T) AND GENERAL RESIDENTIAL – LOW DENSITY (GR-L) ZONING DISTRICTS TO THE GENERAL RESIDENTIAL – LOW DENSITY (GR-L) ZONING DISTRICT; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1196 of the City of Ketchum, Blaine County, Idaho, adopted on May 6, 2019, is as follows:

- SECTION 1.** Amends the official zoning map of the City of Ketchum to show a change in zoning designation from the existing split Tourist (T)/General Residential – Low Density (GR-L) Zoning District to the General Residential – Low Density (GR-L) Zoning District for Lots 1A, 3A, and 4A of Block 67, Ketchum Townsite.
- SECTION 2.** Provides a repealer clause.
- SECTION 3.** Provides a savings and severability clause.
- SECTION 4.** Provides for publication of this Ordinance by Summary.
- SECTION 5.** Establishes an 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.

APPROVED:



Neil Bradshaw, Mayor



ATTEST:

Robin Crotty, City Clerk