

**DRAFT ORDINANCE NO. 1261**

**AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 17, THE ZONING ORDINANCE, OF THE KETCHUM MUNICIPAL CODE BY AMENDING: SECTION 17.12.020: DISTRICT USE MATRIX, TO REMOVE FOOTNOTE 37 IN THE LI-1 ZONE AS APPLIED TO THE “HEALTH AND FITNESS FACILITY–WELLNESS FOCUS” USE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, a member of the public submitted a text amendment application to remove Footnote 37 in the LI-1, LI-2, and LI-3 zones from the “Health and Fitness Facility-Wellness Focus” use;

WHEREAS, Footnote 37 limits “Health and Fitness Facility - Wellness Focus” use to the second floor and above only. However, for single-story buildings in existence on July 1, 2019 the use is permitted on the ground floor

WHEREAS, the Planning and Zoning Commission held a public hearing on April 22, 2025 and provided a unanimous recommendation to City Council to remove Footnote 37 in the LI-1 Zone only,

WHEREAS, removing Footnote 37 is supported by the 2014 Comprehensive Plan & Future Land Use Map, is in line with the direction of the 2025 Comprehensive Plan, and has a net positive for Ketchum’s economy;

WHEREAS, the removal of Footnote 37 opens up entrepreneurial opportunities for small business who have found it increasingly difficult to find appropriate space in the Community Core;

WHEREAS, the removal of Footnote 37 would bring existing businesses into conformance.

WHEREAS, the City Council held a public hearing on \_\_\_\_\_ to review the ordinance and information;

WHEREAS, the City Council held three readings of Ordinance 1261 on \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, resulting in approval of this ordinance;

WHEREAS, the City Council hearings were duly noticed per the requirements of Idaho Code Section 67-6509; and

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

## SECTION 1. AMENDMENT TO CHAPTER 17.12 – ESTABLISHMENT OF DISTRICTS AND ZONING MATRICES

Section 17.12.020 – District use matrix:

<i>District Uses</i>	<i>LR</i>	<i>LR-1</i>	<i>LR-2</i>	<i>GR-L</i>	<i>GR-H</i>	<i>STO-4</i>	<i>STO-1</i>	<i>STO-H</i>	<i>T</i>	<i>T-3000</i>	<i>T-4000</i>	<i>CCSD 1</i>	<i>CCSD 2</i>	<i>LI-1</i>	<i>LI-2</i>	<i>LI-3</i>	<i>RU</i>	<i>AF</i>
Health and Fitness Facility - Wellness Focus									P			P	P	P <sub>37</sub>	P <sub>37</sub>	P <sub>37</sub>		

**SECTION 2. SAVINGS AND SEVERABILITY CLAUSE.** If any section, paragraph, sentence or provision hereof of the application to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

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

**SECTION 4. PUBLICATION.** This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as “Exhibit A” 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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

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Neil Bradshaw, Mayor

ATTEST:

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Trent Donat, City Clerk



City of Ketchum

# Exhibit A

## **PUBLICATION SUMMARY**

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A summary of the principal provisions of Ordinance No. 1261 of the City of Ketchum, Blaine County, Idaho, adopted on \_\_\_\_\_ is as follows:

- SECTION 1.** Removal of Footnote 37 in the LI-1 Zone for the “Health and Fitness Facility–Wellness Focus” use.
- SECTION 2.** Provides a savings and severability clause.
- SECTION 3.** Provides a repealer 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, 191 5<sup>th</sup> Street West, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

ATTEST:

APPROVED:

\_\_\_\_\_  
Trent Donat, City Clerk

\_\_\_\_\_  
Neil Bradshaw, Mayor