



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF JULY 16, 2026

PROJECT: Amendment to the 2025 Comprehensive Plan Future Land Use Map (FLUM) at 119 Townhouse Lane

FILE NUMBER: Ordinance 1278

APPLICATION: Comprehensive Plan Amendment (City Initiated)

REPRESENTATIVE: City of Ketchum

FLUM Category: Low Density Residential (LDR) proposed to be recategorized to Medium Density Residential (MDR)

REVIEWER: Genoa Beiser – Associate Planner

NOTICE: A public meeting notice for the project was mailed to 300' adjoiners, mailed to political subdivisions, and published in the Idaho Mountain Express on June 24, 2026. A public meeting notice was posted at City Hall, Town Square, the Post Office, and on the City website on July 1, 2026. Additionally, other local newspapers and radio stations were noticed on July 1, 2026.

INTRODUCTION & BACKGROUND

Staff initiated Ordinance 1275 proposing a rezone of the property located at 119 Townhouse Lane (subject property) from Limited Residential (LR) to Tourist (T). After research into history of the subject property and historical zoning maps, staff believe the current zoning of LR is an error on Ketchum's official zoning map ([linked here](#)) and that the correct zoning of 119 Townhouse Lane should be Tourist (T). See Attachment A, Ordinance 1275: Staff Report - Planning & Zoning May 20, 2026, for further analysis. The Planning and Zoning Commission held a public hearing for Ordinance 1275 on May 20, 2026 and recommended approval of Ordinance 1275 to City Council.

During analysis of the proposed rezone, staff found that the 2025 Comprehensive Plan Future Land Use Map (FLUM) was out of alignment with the proposed rezone. However, the 2025 FLUM was informed by and created from the existing zoning map which contains the mistaken zoning of the subject property in the LR. The FLUM categorizes the subject property as low density residential (LDR) while the subject property should have been classified as medium density residential (MDR) to reflect the correct underlying T zoning (see figures 1 & 2 on the next page for a visual).

The FLUM must be in alignment with a proposed rezone; staff has initiated Ordinance 1278 to correct the FLUM based on the evidence that a zoning map error led to an incorrect FLUM categorization. If

approval is recommended for the current application, both Ordinance 1275 and Ordinance 1278 will be heard at City Council simultaneously.

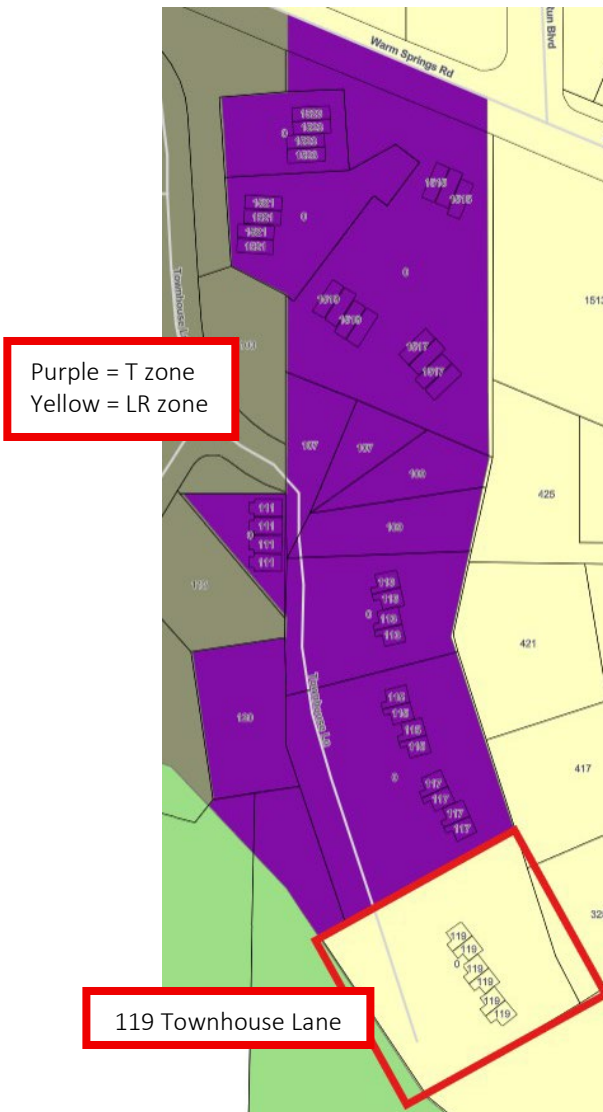


Figure 1: Current Ketchum Zoning Map



Figure 2: 2025 Future Land Use Map

ANALYSIS

Per Ketchum Municipal Code (KMC) 16.07.070.B.4 there are five criteria to consider when reviewing a Comprehensive Plan Amendment. Staff responses for each criteria are provided in italics. The amendment:

- a) Is required for the public convenience or necessity, or for the general welfare of the community;
 - *An error in the current zoning map led to an error in the recently adopted FLUM as the FLUM was informed by the current zoning. Correcting this error is required for the public's convenience and necessity.*
- b) Is necessary to address changes in conditions within the community that have occurred since the Comprehensive Plan was adopted or is necessary to correct one or more goal, objective, or policy that exist in the plan;

- *Ordinance 1278 is being proposed to correct an error in the Comprehensive Plan. Existing conditions have not changed.*
- c) **Is consistent with and will further the goals, objectives, and policies of the Comprehensive Plan, unless it explicitly modifies those goals, objectives, and policies;**
- *Ordinance 1278 is being proposed to correct an error in the Comprehensive Plan. Regardless of this, the correction reflects the historical density that exists on the subject property to remain consistent with the proposed FLUM designation. Furthermore, the proposal is consistent with goals and policies aimed at retaining housing and utilizing Ketchum's limited land efficiently. The proposal does not modify any goals, objectives, or policies.*
- d) **Will not modify the goals, objectives, and policies of the Comprehensive Plan in a way that creates inconsistencies between different chapters of the Plan, or that impairs the City's ability to balance the goals, policies, and objective within or between different chapters of the Plan; and**
- *Ordinance 1278 is being proposed to correct an error in the Comprehensive Plan and will not modify goals or create inconsistencies. In fact, approval of Ordinance 1278 will remove inconsistencies for the subject property as currently developed.*
- e) **If the amendment is to the Future Land Use Map, the amendment is consistent with the other elements of the Comprehensive Plan and the amendment seeks changes to create internal consistency.**
- *Ordinance 1278 is being proposed to correct an error in the Comprehensive Plan and is consistent with other elements of the Plan such as adaptive reuse. This correction removes inconsistencies for the subject property as currently developed.*

Staff believe the Comprehensive Plan Amendment to the Future Land Use Map for the property at 119 Townhouse Lane complies with the criteria.

STAFF RECOMMENDATION

Staff recommend the Commission review the application and make a recommendation of approval to City Council on Draft Ordinance 1278.

However, the Commission has the following options for recommendations:

- Approval
- Approval with recommended conditions
- Continuation to a date certain or uncertain
- Denial

If the Commission would like additional information from staff prior to making a recommendation, the Commission can move to continue the hearing to a date certain or uncertain. Continuing to a date uncertain would require re-noticing of the application.

ATTACHMENTS:

- A. Ordinance 1275: Staff Report - Planning & Zoning May 20, 2026
- B. Draft Ordinance 1278 and Publication Summary



City of Ketchum

Attachment A

Ordinance 1275: Staff Report - Planning & Zoning
May 20, 2026



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF MAY 20, 2026

PROJECT: Amendment of The City of Ketchum Official Zoning Map: Rezone of 119 Townhouse Lane

FILE NUMBER: Ordinance 1275

APPLICATION: Zoning Map Amendment (City Initiated)

REPRESENTATIVE: City of Ketchum

ZONING: Limited Residential (LR) proposed to be rezoned to Tourist (T)

REVIEWER: Genoa Beiser – Associate Planner

NOTICE: A public meeting notice for the project was mailed to 300' adjoining, mailed to political subdivisions, published in the Idaho Mountain Express, and posted to the City website on April 29, 2026. A public meeting notice was posted at 119 Townhouse Lane on May 13, 2026. Additionally, an informal courtesy notice was mailed to the property owners on April 6, 2026.

INTRODUCTION

During review of building permit application 25-KET-00298, the property located at 119 Townhouse Lane (subject property) was found to be zoned Limited Residential (LR) making elements of the existing townhome development non-conforming. After further research into the history of the subject property, staff believe the current zoning of LR is an error on Ketchum's official zoning map ([linked here](#)) and that the correct zoning of 119 Townhouse Lane should be Tourist (T).

The property at 119 Townhouse Lane contains six townhomes, known as Warm Springs Townhomes #2. Under Ketchum Municipal Code (KMC) 16.03.020.F: Table of Permitted Uses, the LR zone permits single-family dwellings, but not multi-family dwellings, making the existing townhomes nonconforming. In addition, portions of the south side set back are nonconforming with LR zone dimensional standards.

Access to the development is from Townhouse Lane. This road terminates on the subject property with multiple properties preceding it that also contain multi-family dwellings and townhouses, including three other Warm Springs Townhomes developments. These adjacent properties containing multi-family dwellings are all zoned T, see figure 1 on page 2 for the location of the subject property and adjacent zoning.

Upon staff's first round of review on building permit application 25-KET-00298, staff noted that elements of the building proposal would not be permitted due to the side setback requirements of the LR zone and that the dwelling classification itself was non-conforming. The applicant requested that the City investigate the zoning on the subject property and consider rezoning it.

After reviewing previous Ketchum zoning maps and the original building permit for the development, staff determined that the current zoning of 119 Townhouse as LR was an error and that the correct zoning should be T.

BACKGROUND

Please reference Attachment A: 119 Townhouse Lane Ketchum Zoning Map History for visuals.

The general area of Townhouse Lane shows T zoning as far back as 1966. By 1974, Ketchum's zoning map clearly delineates that the subject property is zoned as both T & LR. It is important to note that the building permit for Warm Springs Townhomes #2 was issued on March 24, 1971, and was developed under T zone dimensional standards. By 1974, the townhouse development had been completed.

The dual zoning of T & LR continued through at least 1997. By 2002, Ketchum's zoning map provides a lack of clarity on the zoning of the subject property. It appears that the thin, colored lines delineating zoning districts did not carry through the full zoning map. By 2008, 119 Townhouse Lane began showing as fully zoned LR.

It appears the breakdown in the zoning map happened in the early 2000's with zoning reflecting existing conditions getting lost in translation during technological advances. Staff could not locate a determination in city records addressing why the subject property was zoned fully LR. It would appear from the historical dual zoning that the portion of the LR zone on the subject property may have been slightly larger in size than the T zone portion. Since dual zoning is not preferable, it's likely that the dual zoning was flagged through an update and adjusted in favor of the zone with a majority on the subject property without a detailed analysis on appropriate zoning.

ANALYSIS

Per KMC 16.07.070.C.e there are three criteria to consider when reviewing a rezone proposal. The proposed amendment:

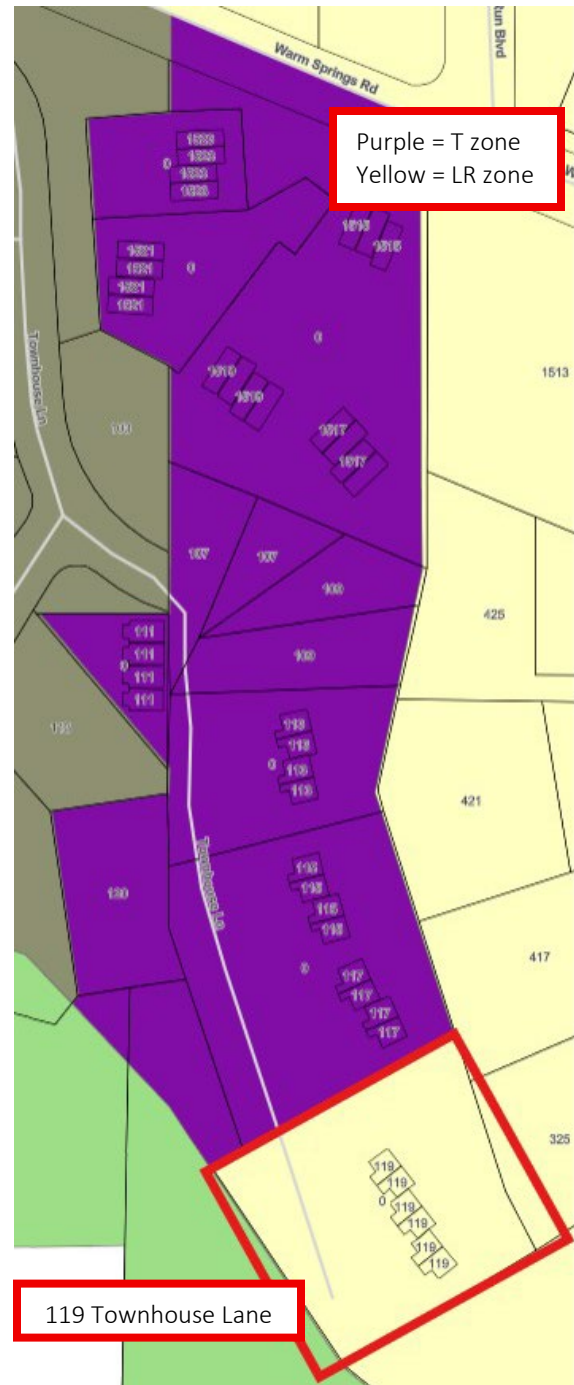


Figure 1: Current Ketchum Zoning Map

- (1) Is consistent with the Comprehensive Plan and other City policies;
- (2) Does not conflict with other provisions of [the] Code or other provisions in the Ketchum Municipal Code; and
- (3) Is consistent with the general purpose and intent of [the] Code.

The Future Land Use Map (FLUM) in Ketchum's 2025 Comprehensive Plan (Comp Plan) categorizes the current T zoned areas, as shown in figure 1 and figure 2, as medium density residential (MDR) while the LR zone of the subject property is categorized as low density residential (LDR). However, since the 2025 FLUM was informed by Ketchum's current zoning map, the error in the current zoning map was carried into the 2025 FLUM. The subject property should be classified as MDR to reflect the appropriate underlying T zoning.

The primary uses in the MDR category are small single-family homes, duplexes, and townhomes. The intent of the MDR, per the 2025 Comp Plan, is:

"The diversification of housing options is encouraged through residential infill and redevelopment that is compatible with the surrounding neighborhood and expands community housing. Naturally-occurring affordable rental and owner-occupied housing units should be preserved. Density should be generally 5 to 11 dwelling units per acre..."

Staff believe that the proposed rezone to T supports the intent of MDR by nature of the existing development being a townhome, remaining compatible with the surrounding neighborhood, and falling within the intended density range. In addition to the FLUM categorization, Comp Plan policies further support the rezone, such as policies:

- BNE-1.6: Adaptive Reuse, which encourages reuse if buildings as a preferred alternative to demolition to maintain community character and preserve existing housing.
- H-1.2: Preservation of Existing Units.

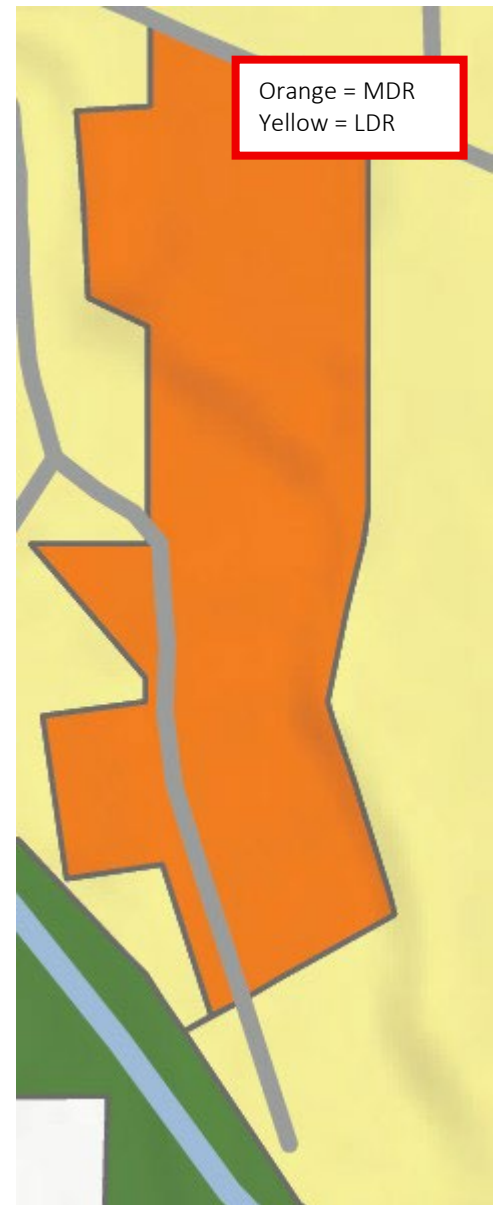


Figure 2: 2025 FLUM

When considering if the proposal conflicts with KMC, staff find that the subject property complies with all T zone dimensional standards in KMC 16.02.020.A. In fact, the proposed rezone generates greater compliance with code. The existing nonconforming use and side setbacks would be brought into conformance with approval of the rezone. Additionally, if the subject property were ever redeveloped, the current LR zoning would require a single-family home conflicting with the no net loss of dwelling units provision in KMC 16.04.070.A. Approval of the proposed rezone would remove this current conflict as the T zone would allow for replacement of the six existing units.

Overall, staff believe the rezone of 119 Townhouse Lane to the T zone is supported by the 2025 Comprehensive Plan, does not conflict with the KMC, and is consistent with the general intent and purpose of the KMC.

STAFF RECOMMENDATION

Staff recommend the Commission review the application and make a recommendation of approval to City Council on Draft Ordinance 1275.

However, the Commission has the following options for recommendations:

- Approval
- Approval with recommended revisions
- Denial

If the Commission would like additional information from staff prior to making a recommendation, the Commission can move to continue the hearing to a date certain or uncertain. Continuing to a date uncertain would require re-noticing of the application.

ATTACHMENTS:

- A. 119 Townhouse Lane Ketchum Zoning Map History
- B. Original Warm Springs Townhomes #2 Building Permit
- C. Draft Ordinance and Publication Summary



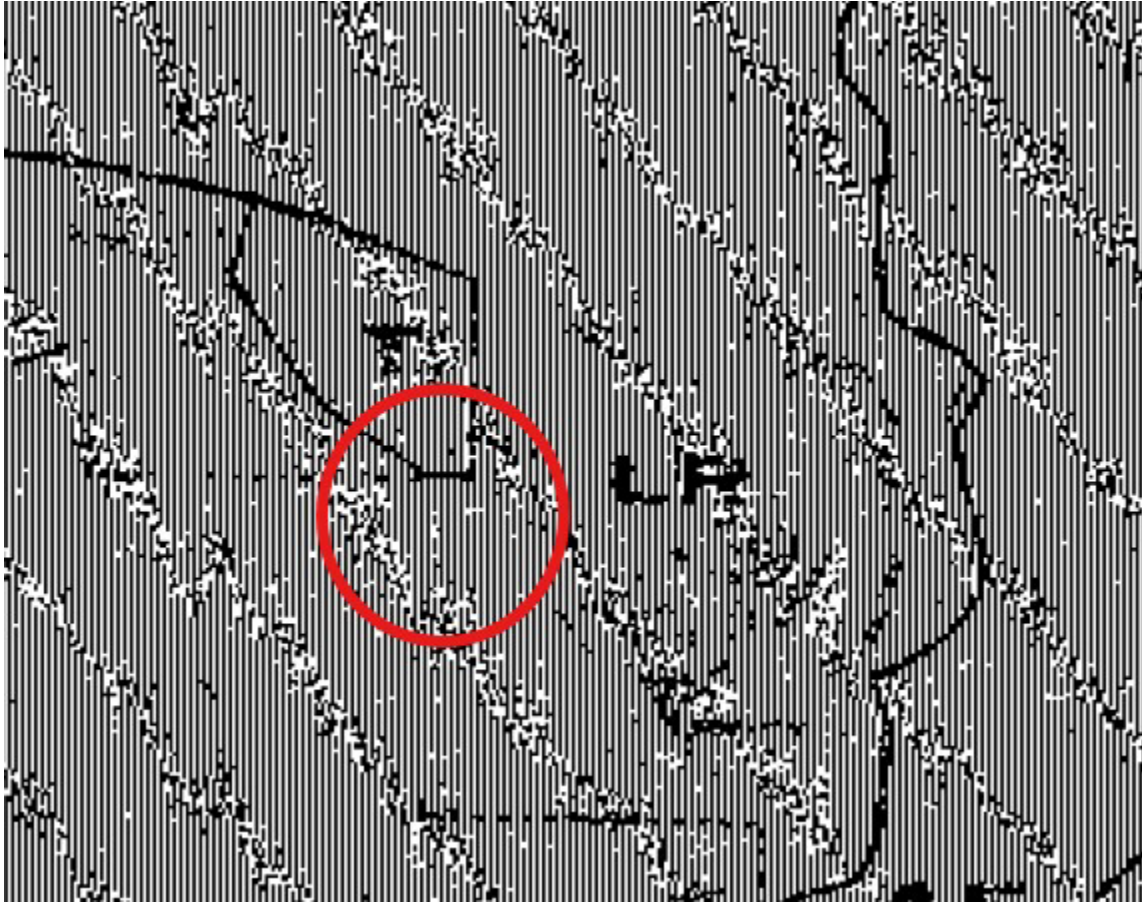
City of Ketchum

ATTACHMENT A:

119 Townhouse Lane Ketchum Zoning Map History

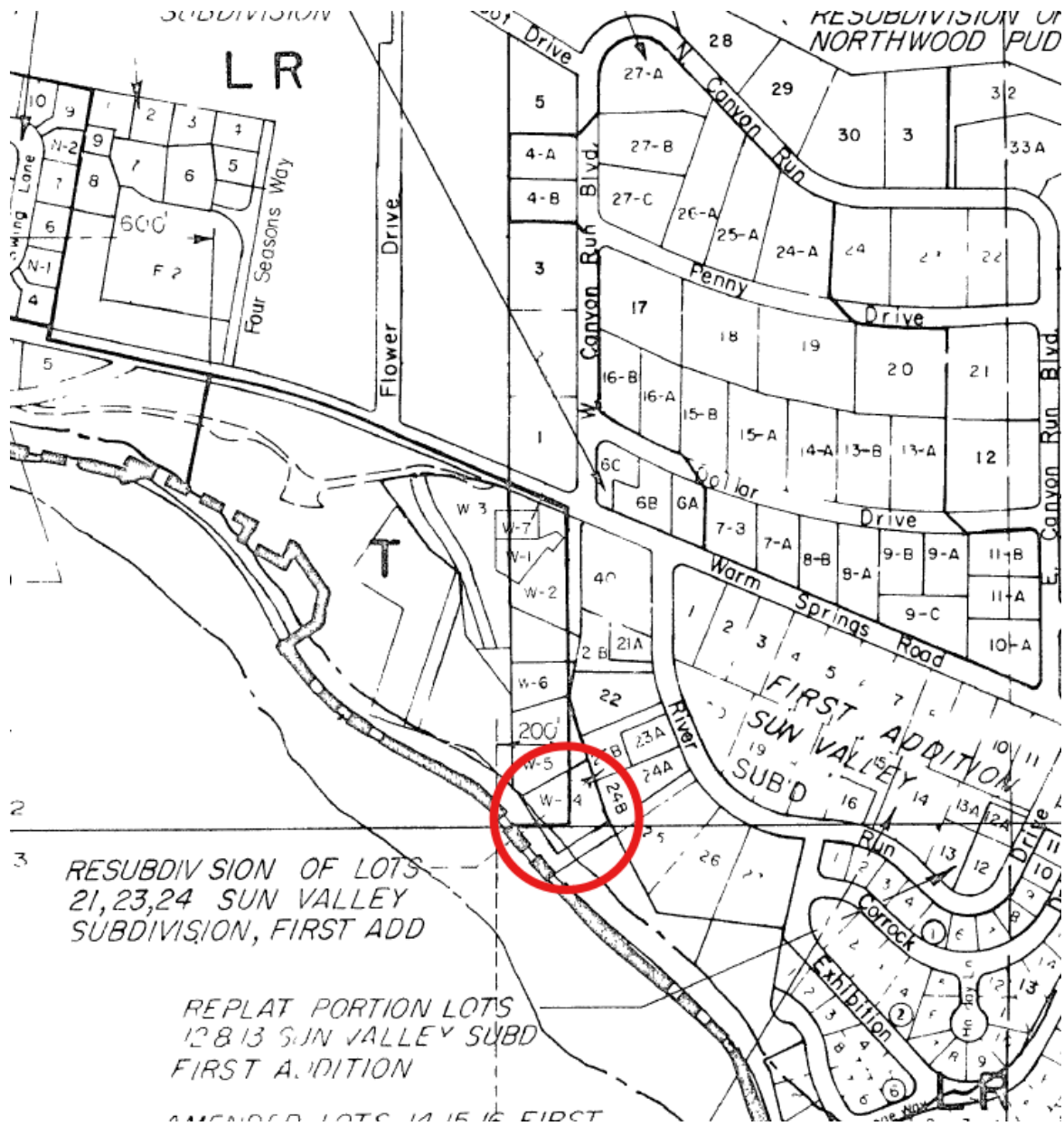
119 Townhouse Lane Ketchum Zoning Map History

1966 Zoning Map – showing T zoned pocket within the broader LR zone.

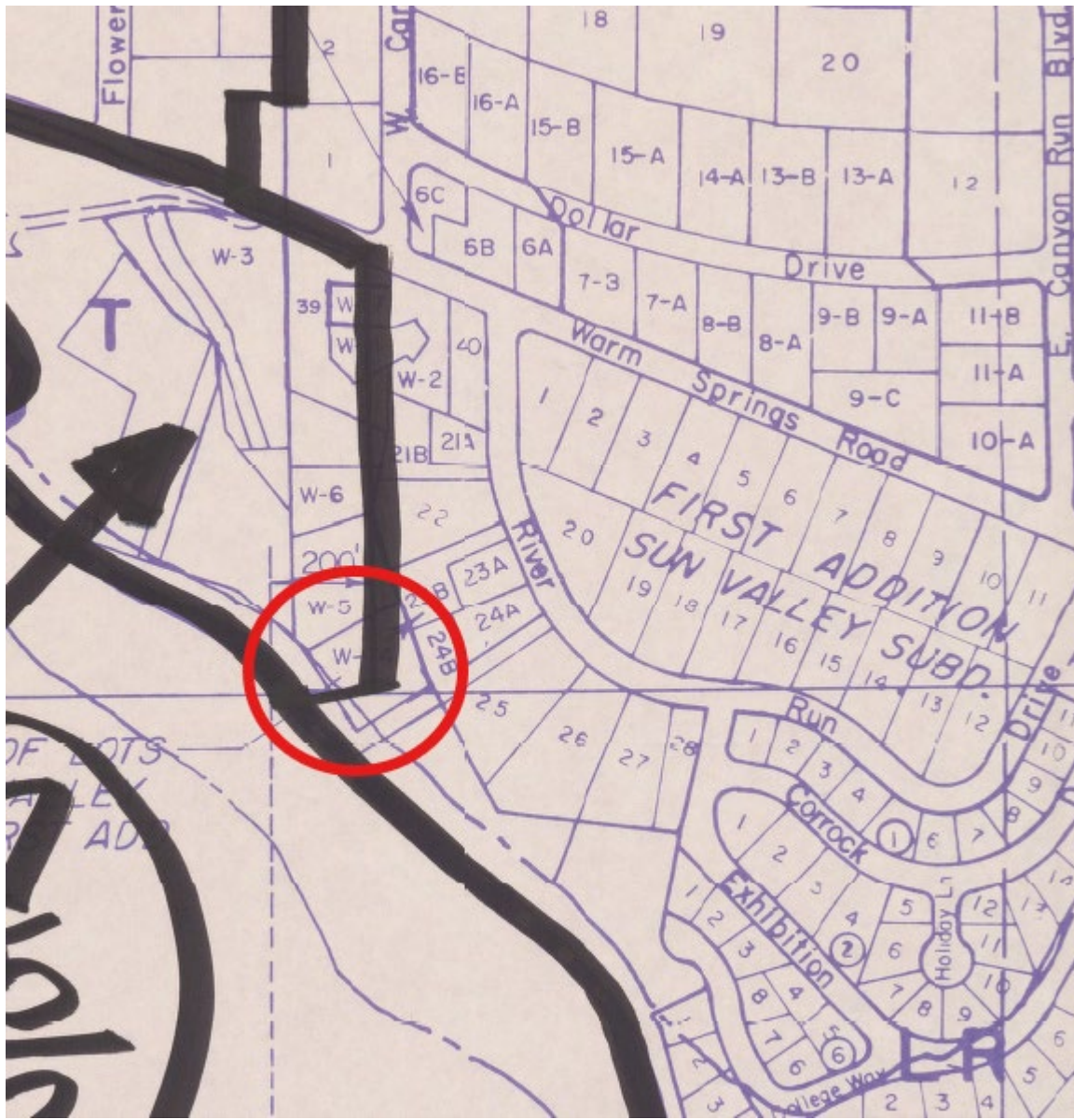


1974 Zoning Map – first showing dual zoning of T & LR

Warm Springs Townhomes had already been developed by this point.

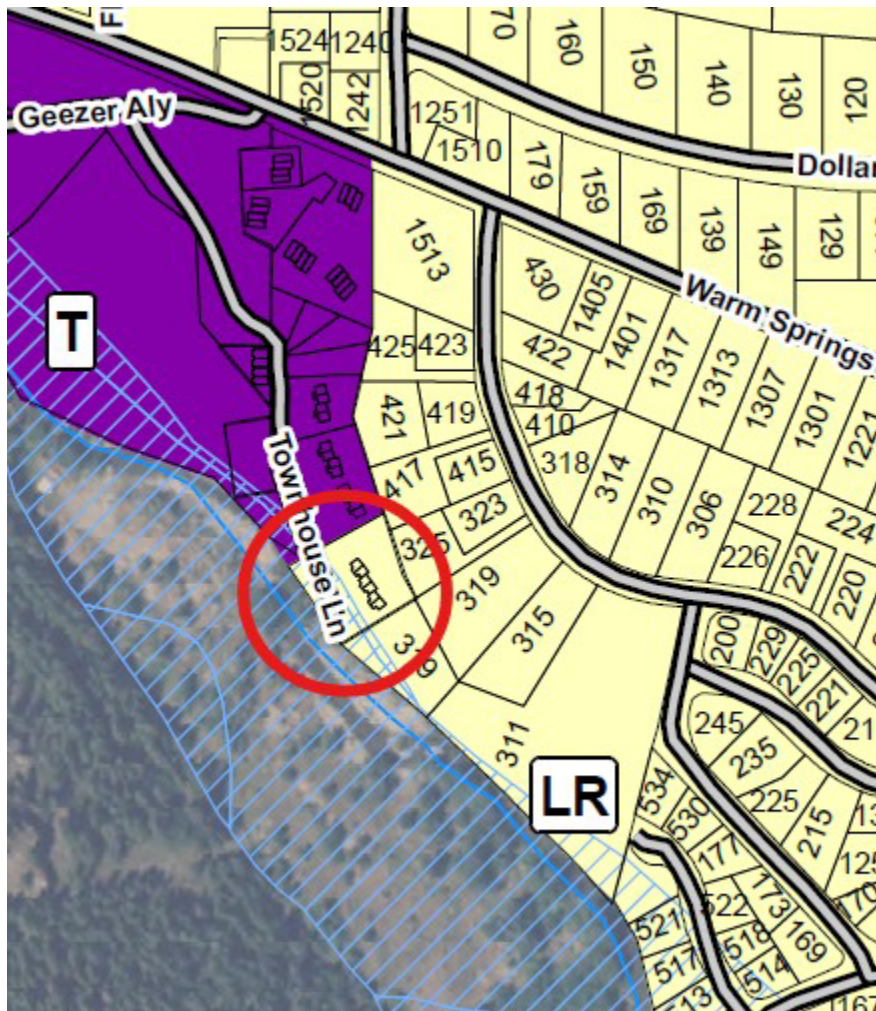


1979 Zoning Map – continues dual zoning of T & LR



[illegible]

2008 (shown) through Current Zoning Map – fully zoned LR





City of Ketchum

ATTACHMENT B:

Original Warm Springs Townhomes #2 Building Permit

APPLICATION FOR BUILDING PERMIT

City of Ketchum, Idaho

Permit No.

6

Date Filed

Mar 24 1971

Fee Paid

94.00

Please fill in each of the following sections:

Application is hereby made to: construct (), repair (),

move (), alter () or enlarge () a Simpson Townhouses
(describe type of use, such as one-family dwelling, gas station, etc.)To be located at Warm Springs (give street address); which is legally
described as follows) (give lot and block number or other legal description)Warm Springs Town Houses. 6 units.
Simpson Unit Development.is located in Tourist Zone District; and is estimated to cost \$ 100,000.00

SITE AND BUILDING DESCRIPTION

The structure will consist of Wood & frame (describe basic materials to be used)It will have 6 Family units (give number of family units, if any)And will contain 8700 sq. ft. (include the total floor area, exclusive of garage, basement & porches)The lot area is 1 acre sq. ft.;And is to be served by a Private well (for water supply;And is to be served by a Ketchum City for sewage disposal.

Yard setbacks will be as follows: (give distance of structure in feet from each lot line)

front yard 50 rear yard hill each side yard 25' and 25'

(A sketch plan showing the location of the building on the lot and the location of any well or septic system shall be drawn on the back of this page)

NAMES, ADDRESS AND SIGNATURE

Contractor Butler Bros. Box 537 Sun Valley

Name

Address

Owner

Name

Address

I hereby acknowledge that I have filled in this application accurately to the best of my knowledge and that I agree to comply with all City ordinances and State laws regulating building construction in the City of Ketchum, Idaho.

Bill Butler

Signature of Owner or Contractor

OFFICIAL ACTION

Application Approved _____ Building Inspector _____
DateApplication denied _____ Building Inspector _____
Date

Reasons for denial _____

1st Inspection _____ approved (), disapproved () by _____
Date Initials2nd Inspection _____ approved (), disapproved () by _____
Date Initials



City of Ketchum

ATTACHMENT C:

Draft Ordinance and Publication Summary

DRAFT ORDINANCE NO. 1275

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING THE CITY OF KETCHUM OFFICIAL ZONING MAP, BY CHANGING THE ZONING DISTRICT DESIGNATION OF WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E AND WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 TOWNHOUSE LANE) FROM THE LIMITED RESIDENTIAL ZONING DISTRICT (LR) TO THE TOURIST ZONING DISTRICT (T); PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum is authorized to pursue a rezone through Ketchum Municipal Code (KMC) 16.07.070.C: Zoning Map Amendment (Rezoning);

WHEREAS, through review of a building permit, the City identified an error in Ketchum's Official Zoning Map;

WHEREAS, 119 Townhouse Lane was recorded as split zoned between Limited Residential Zoning District (LR) and Tourist Zoning District (T) from 1974 through 1997 but then recorded as zoned entirely LR from 2008 to current with no documentation addressing why or how 119 Townhouse Lane was rezoned fully LR;

WHEREAS, 119 Townhouse Lane has six existing townhomes that were developed per T zone dimensional standards in 1971;

WHEREAS, rezoning 119 Townhouse Lane from LR to T is supported by the 2025 Comprehensive Plan & Future Land Use Map, will mitigate current conflicts with the KMC, and will correct an error in the Ketchum Official Zoning Map;

WHEREAS, rezoning 119 Townhouse Lane from LR to T will maintain a minimum of six units on the property in the event of redevelopment, per current regulations;

WHEREAS, rezoning 119 Townhouse Lane from LR to T will bring current nonconformities on the property into conformance.

WHEREAS, the Planning and Zoning Commission held a public hearing on May 20, 2026 and provided a recommendation of approval to City Council to rezone 119 Townhouse Lane from LR to T;

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

WHEREAS, the City Council held three readings of Ordinance 1275 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. The City of Ketchum’s Official Zoning Map shall be amended to show the change in zoning designation from the Limited Residential Zoning District (LR) to the Tourist Zoning District (T) for WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E and WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 Townhouse Lane) as set forth in “Exhibit A” attached hereto.

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 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 _____ day of _____, 2026.

APPROVED:

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk



City of Ketchum

Exhibit A



City of Ketchum



Blue Outline and Overlay = Proposed Rezone
Purple = Tourist Zoning District (T)
Yellow = Limited Residential Zoning District (LR)
Green = Recreation Use Zoning District (RU)

Ketchum Official Zoning Map:

<https://experience.arcgis.com/experience/5851906662bd4c20a5abe6fe6d2e7a05/>



City of Ketchum

Exhibit B

PUBLICATION SUMMARY

DRAFT ORDINANCE 1275

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING THE CITY OF KETCHUM OFFICIAL ZONING MAP, BY CHANGING THE ZONING DISTRICT DESIGNATION OF WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E AND WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 TOWNHOUSE LANE) FROM THE LIMITED RESIDENTIAL ZONING DISTRICT (LR) TO THE TOURIST ZONING DISTRICT (T); PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1275 of the City of Ketchum, Blaine County, Idaho, adopted on _____ is as follows:

- SECTION 1.** The City of Ketchum's Official Zoning Map shall be amended to show the change in zoning designation from the Limited Residential Zoning District (LR) to the Tourist Zoning District (T) for WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E and WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 Townhouse Lane).
- 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 5th 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

Pete Prekeges, Mayor



City of Ketchum

Attachment B

Draft Ordinance 1278 and Publication Summary

DRAFT ORDINANCE NO. 1278

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING THE CITY OF KETCHUM ADOPTED COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E AND WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 TOWNHOUSE LANE) FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum is authorized to pursue a Comprehensive Plan Future Land Use Map Amendment through Ketchum Municipal Code (KMC) 16.07.070.B: Comprehensive Plan Amendment;

WHEREAS, through review of Ordinance 1275, the City identified an error in Ketchum's Official Zoning Map which informed and resulted in an error in the recently adopted 2025 Comprehensive Plan Future Land Use Map;

WHEREAS, 119 Townhouse Lane is incorrectly zoned as Limited Residential (LR) and should be zoned as Tourist (T);

WHEREAS, if 119 Townhouse Lane was correctly zoned as Tourist (T) the recently adopted 2025 Comprehensive Plan Future Land Use Map would have designated the property as Medium Density Residential instead of Low Density Residential;

WHEREAS, redesignating the property at 119 Townhouse Lane from Low Density Residential to Medium Density Residential is required for the public's convenience and necessity;

WHEREAS, redesignating the property at 119 Townhouse Lane is necessary to correct an error in the 2025 Comprehensive plan;

WHEREAS, redesignating the property at 119 Townhouse Lane is consistent with the goals, objectives, and policies of the 2025 Comprehensive Plan;

WHEREAS, redesignating the property at 119 Townhouse Lane will not create inconsistencies with and will not modify the goals, objectives, and policies of the 2025 Comprehensive Plan;

WHEREAS, redesignating the property at 119 Townhouse Lane in the Future Land Use Map is sought to create consistency with elements of the plan and remove inconsistencies for the subject property as historically developed;

WHEREAS, the Planning and Zoning Commission held a public hearing on July 16, 2026 and provided a recommendation of approval to City Council to amend the Future Land Use Map

designation for the property at 119 Townhouse Lane from Low Density Residential to Medium Density Residential;

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

WHEREAS, the City Council held three readings of Ordinance 1275 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. The City of Ketchum's adopted Comprehensive Plan Future Land Use Map shall be amended to show the change in designation from the Low Density Residential to Medium Density Residential for WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E and WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 Townhouse Lane) as set forth in "Exhibit A" attached hereto.

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 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 _____ day of _____, 2026.

APPROVED:

Pete Prekeges, Mayor

ATTEST:

Trent Donat, City Clerk



City of Ketchum

Exhibit A



City of Ketchum



Red Outline = Proposed Future Land Use Map Amendment
Orange = Medium Density Residential
Yellow = Low Density Residential
Green = Open Space



City of Ketchum

Exhibit B

PUBLICATION SUMMARY

DRAFT ORDINANCE 1278

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING THE CITY OF KETCHUM ADOPTED COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP DESIGNATION OF WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E AND WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 TOWNHOUSE LANE) FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1278 of the City of Ketchum, Blaine County, Idaho, adopted on _____ is as follows:

- SECTION 1.** The City of Ketchum's adopted Comprehensive Plan Future Land Use Map shall be amended to show the change in designation from the Low Density Residential to Medium Density Residential for WARM SPRINGS T.H. #2 COMMON AREA SEC 12, 4N 17E and WARM SPRINGS TOWNHOUSE CONDO 2 UNIT 1, 2, 3, 4, 5, & 6 BLDG 2 .16667 (119 Townhouse Lane).
- SECTION 2.** Provides a savings and severability clause.
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The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 191 5th 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

Pete Prekeges, Mayor