



**City of Ketchum
Planning & Building**

NOTICE OF MEETING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION

Meeting Date:	February 8, 2022
Meeting Time:	4:30 PM, or thereafter as the matter can be heard.
Meeting Location:	City Hall Council Chambers, 191 5 th Street West, Ketchum, Idaho. The meeting will be livestreamed at www.ketchumidaho.org/meetings . Public comment may be given in person or remotely when the public comment portion of the meeting for this item is open. The link to join the webinar for the meeting is: https://ketchumidaho-org.zoom.us/j/81880525288 Webinar ID: 818 8052 5288. This information can also be found on the meeting agenda.
Project Name:	Zoning Code Interpretation: Nonconforming Building Pad within Mountain Overlay
Project Description:	<p>The Planning and Zoning Commission will hold a public meeting to review, hear public input, and consider a zoning code interpretation that could permit the construction of a new home at 691 N Spruce Avenue to be placed on an existing nonconforming building pad on a hillside with 25% or greater slope within the Mountain Overlay Zoning District.</p> <p>Pursuant Ketchum Municipal Code §16.04.020, new buildings must be constructed in areas that have less than 25% slope. Development is prohibited on hillsides with 25% or greater slope.</p> <p>The Mountain Overlay was established in 1989 through the City's adoption of Ordinance No. 502. Existing homes within the Mountain Overlay constructed prior to 1989 may not comply with current hillside development standards. These buildings are considered to be non-conforming and may remain in place. Under Ketchum Municipal Code, if a non-conforming building is demolished, the new building must comply will all current development standards.</p> <p>The Planning and Zoning Commission will consider whether or not a new building may be constructed on a non-conforming building pad that is located on a hillside with 25% or greater slope within the Mountain Overlay Zoning District.</p>

A copy of the Staff Report will be available on the City website at the following link <https://ketchumidaho.org/meetings>. The meeting will be livestreamed with the video feed accessible at the same link at 4:30 p.m. the day of the meeting.

NOTICE IS FURTHER GIVEN that, at the aforementioned time, all interested persons shall be given an opportunity to comment on the matter stated above. Comments and questions prior to the hearing may be directed to the Ketchum Department of Planning and Building, P.O. Box 2315, Ketchum, Idaho, 83340, via email to participate@ketchumidaho.org. Written comments received by 5:00 PM, seven (7) days prior to the hearing will be included as an attachment to the staff report. For additional information, please call (208) 726-7801.

Publication Date: January 19, 2022

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