



**City of Ketchum
Planning & Building**

NOTICE OF PUBLIC MEETING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION

Meeting Date: November 8th, 2022
Meeting Time: 4:30 PM, or thereafter as the matter can be heard.
Meeting Location: City Hall Council Chambers, 191 5th St. W, 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 opened, by joining the zoom webinar through the link: <https://ketchumidaho-org.zoom.us/j/88586117678>

Project Name: 691 N Spruce Ave Residence Pre-Application Mountain Overlay Design Review
Project Location: 691 N Spruce Avenue (Ketchum Townsite: Block 91: Lots 7 & 8)
Property Owner: Spruce and 6th LLC
Architect: Jake Watkins, Roger Ferris + Partners
Application Type: Pre-Application Mountain Overlay Design Review (P22-042)
Project Description: The Ketchum Planning & Zoning Commission will conduct a public meeting to review a Pre-Application Mountain Overlay Design Review for a new home located at 691 N Spruce Avenue within the Limited Residential (LR) Zoning District and the Mountain Overlay. The property is developed with an existing nonconforming home that is proposed to be demolished. The existing home is nonconforming as the building is sited on a hillside with 25% and greater slopes and encroaches within the required setbacks from side property lines. Zoning Code Interpretation 22-001 approved by the Planning and Zoning Commission on March 8th, 2022 permits the development of a project on a hillside with 25% and greater slopes provided that: (1) the project does not exceed the height or limits of disturbance of the prior building that existed on the site and (2) the building footprint shall conform as close as possible to the existing building.

The project proposes to develop a new 4,534 gross-square-foot home contained within the building footprint of the existing nonconforming home that is proposed to be demolished. The proposed building coverage of the new home is 2,748 square feet, which is 17% of the total area of the two lots that are proposed to be combined for this project. The maximum height of the proposed home is 33 feet, which is 1'-3" less than the maximum height of the existing nonconforming home. The project proposes new landscaping and site improvements that are contained within the limits of the disturbance of the existing nonconforming development.

A copy of the Staff Report will be available on the City website at the following link <http://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.

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, or via facsimile to (208)726-7812. 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.