



**City of Ketchum  
Planning & Building**

**NOTICE OF PUBLIC HEARING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION**

<b>Meeting Date:</b>	February 28, 2023
<b>Meeting Time:</b>	4:30 PM, or thereafter as the matter can be heard.
<b>Meeting Location:</b>	City Hall Council Chambers, 191 E 5 <sup>th</sup> Street, Ketchum, Idaho. The meeting will be livestreamed at <a href="http://www.ketchumidaho.org/meetings">www.ketchumidaho.org/meetings</a> . Public comment may be given remotely, when the public comment portion of the meeting for this item is opened, by joining the webinar through the link <a href="https://ketchumidaho.org.zoom.us/j/87186553333">https://ketchumidaho.org.zoom.us/j/87186553333</a> or by dialing 1-253-215-8782 and entering Meeting ID: 871-8655-3333.
<b>Project Name:</b>	691 N Spruce Ave Residence
<b>Project Location:</b>	691 N Spruce Avenue (Ketchum Townsite: Block 91: Lots 7 & 8)
<b>Representative:</b>	Jake Watkins, Roger Ferris + Partners (architect)
<b>Property Owner:</b>	Spruce and 6th LLC
<b>Application Types:</b>	Mountain Overlay Design Review (P22-042B) & Lot Consolidation Subdivision Preliminary Plat with Waiver Request (P22-042B)
<b>Project Description:</b>	The Ketchum Planning and Zoning Commission will hold a public hearing to review, consider public comment, and make a decision regarding Mountain Overlay Design Review and Lot Consolidation Preliminary Plat with Waiver Request applications for a new single-family dwelling unit located at 691 N Spruce Avenue within the City's Limited Residential (LR) Zoning District and the Mountain Overlay. The property is developed with an existing nonconforming home that is sited on a hillside with 25% and greater slopes and encroaches within the required setbacks from side property lines. The existing nonconforming home is proposed to be demolished. The Lot Consolidation Preliminary Plat and Waiver Request propose to combine lots 7 and 8 to create Lot 7A and establish a building envelope at the lower elevation of the development parcel.

**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](mailto: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.

Publication Date: February 8, 2023.