



City of Ketchum
Planning & Building

NOTICE OF HEARING BEFORE THE KETCHUM PLANNING & ZONING COMMISSION

Meeting Date:	July 16, 2026
Meeting Time:	4:30 PM, or thereafter as the matter can be heard.
Meeting Location:	City Hall Council Chambers, 191 5th Street W, Ketchum, Idaho. The meeting will be livestreamed at www.ketchumidaho.org/meetings . When the public comment portion of the meeting for this item is opened, public comment may be given either in person or remotely by joining the webinar. The link to join the webinar for the meeting is: https://ketchumidaho.org.zoom.us/j/89041485639 Webinar ID: 890 4148 5639. This information can also be found on the meeting agenda.
Project Name:	Guyer Hot Springs Subdivision, Phase 1
Location:	Warm Springs Road; RP1M0000000220 & RP1M0000000230
Legal Description:	Tax Lots 3500, 3502,6048
Zoning:	General Tourist 4000 (T-4000) Agricultural Forestry (AF), Floodplain Overlay District (FP)
Application Types:	Subdivision Preliminary Plat, Floodplain Development Permit, & Rezone Development
File Number:	Agreement P25-065
Representative:	Bruce Smith, Alpine Enterprises Inc
Property Owner:	Carbon Hill Hot Springs Inc.
Project Description:	The Ketchum Planning and Zoning Commission will hold a public hearing to review, consider public comment, and make a decision regarding a Rezone Development Agreement associated with a request for a Subdivision Preliminary Plat application. The rezone request is to change portions of T-4000 to Agricultural Forestry and portions of Agricultural Forestry and T-4000 to T-3000. The Subdivision is requesting two phases of development. Phase 1 includes 5 residential lots (3.36 acres); Future Phase 2 includes 15 residential lots including 5 community housing units on 3 acres and 2.56 acres of undeveloped open space. The total land area is 8.92 acres

Project application(s) and plans are available on the City website at the following link:
<https://www.ketchumidaho.org/activeapplications>

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 on this project may be provided using the information 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, 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: June 24, 2026