



City of Ketchum
Planning & Building

NOTICE OF PUBLIC HEARING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION

Meeting Date:	July 11, 2023
Meeting Time:	4:30 PM, or thereafter as the matter can be heard.
Meeting Location:	City Hall Council Chambers, 191 5 th St W, Ketchum, Idaho. The meeting will be livestreamed at www.ketchumidaho.org/meetings . Public comment may be given when the public 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/81908763845 Webinar ID: 819 0876 3845. This information can also be found on the meeting agenda.
Project Name:	Pratt Residence
Project Location:	406 Sage Road (Lot 23, Block 3, Warm Springs Village Subdivision, Fourth Addition)
Zoning:	General Residential – Low Density (GR-L), Mountain Overlay, Avalanche Overlay
Representative:	Nathan Hecker, Farmer Payne Architects (architect)
Property Owners:	Bradly and Gail Pratt
Application Type:	Mountain Overlay Design Review (P23-009) & Conditional Use Permit (P23-009A)
Project Description:	<p>The Ketchum Planning & Zoning Commission will hold a public hearing to hear public input, consider, and take action on the Mountain Overlay Design Review & Conditional Use Permit Applications for a new single-family residence located at 406 Sage Road and is within the General Residential – Low Density (GR-L) Zoning District and the Mountain Overlay and Avalanche Overlay Districts. The project proposes to demolish an existing single-family residence and construct a new 5,939 gross square foot single-family residence with an attached two-car garage.</p> <p>The Conditional Use Permit is for an avalanche protective wall on the northwest side of the proposed residence. Conditional Use Permits are required when proposing an avalanche protective device. The proposed wall spans the length of the residence.</p>

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 the Thursday prior to the meeting by end of day 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 21, 2023