



City of Ketchum  
Planning & Building

NOTICE OF PUBLIC HEARING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION

Meeting Date:	April 9, 2024
Meeting Time:	4:30 PM, or thereafter as the matter can be heard.
Meeting Location:	City Hall Council Chambers, 191 5 <sup>th</sup> St W, 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 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 <a href="https://ketchumidaho-org.zoom.us/j/84738546285">https://ketchumidaho-org.zoom.us/j/84738546285</a> Webinar ID: 847 3854 6285. This information can also be found on the meeting agenda.
Project Name:	Warm Springs Ranch Residences Lot 33
Project Location:	170 Bald Mountain Road (Lot 33, Block 4, Warm Springs Ranch Residences)
Zoning:	General Residential – Low Density (GR-L)
Representative:	John Shirley, Think Architecture (architect)
Property Owners:	Brennan Holdings No. 300 LLC
Application Type:	Design Review (P23-018)
Project Description:	The Ketchum Planning & Zoning Commission will hold a public hearing to hear public input, consider, and take action on the Design Review application for a new single-family residence located at 170 Bald Mountain Road (Lot 33) and within the General Residential – Low Density (GR-L) Zoning District. The applicant has submitted two redesign proposals for the single-family residence for the Commission to review and choose from for this project. The first redesign is proposing to construct a 3,887 gross square foot residence with a flat roof and an attached two-car garage. The second redesign is proposing to construct a 3,912 gross square foot residence with a pitched roof and an attached two-car garage.

**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](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: March 20, 2024