



City of Ketchum
Planning & Building

NOTICE OF PUBLIC HEARING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION

Meeting Date:	September 12, 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/87072221264 Webinar ID: 870 7222 1264. This information can also be found on the meeting agenda.
Project Name:	Warm Springs Ranch Residences Lots 32-35
Project Location:	160 Bald Mountain Road (Lot 32, Block 4, Warm Springs Ranch Residences) 170 Bald Mountain Road (Lot 33, Block 4, Warm Springs Ranch Residences) 180 Bald Mountain Road (Lot 34, Block 4, Warm Springs Ranch Residences) 190 Bald Mountain Road (Lot 35, 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 (P23-017, P23-018, P23-019, P23-020)
Project Description:	The Ketchum Planning & Zoning Commission will hold a public hearing to hear public input, consider, and take action on the Design Review applications for four (4) new single-family residences located at 160, 170, 180, and 190 Bald Mountain Road (Lots 32-35) and within the General Residential – Low Density (GR-L) Zoning District. The Warm Springs Residences Plat stipulates that development on Lots 32-35 be subject to the Ketchum Municipal Code Design Review standards outlined in 17.96 to evaluate the proposed development’s visual impact along Warm Springs Road. The Design Review applications for Lots 32-35 will be reviewed concurrently by the Planning & Zoning Commission.

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: August 23, 2023