



City of Ketchum
Planning & Building

NOTICE OF PUBLIC MEETING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION

Meeting Date:	June 11, 2024
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 . The link to join the webinar for the meeting is https://ketchumidaho-org.zoom.us/j/85474849917 Webinar ID: 854 7484 9917. This information can also be found on the meeting agenda.
Project Name:	Baldy Mountain House
Project Location:	100 & 106 Picabo Street (Warm Springs Village Subdivision 2 nd Addition Revised: Amended Lot 2 and Lot 14B)
Zoning:	Tourist (T) Zoning District, Warm Springs Base Area Overlay District, Floodplain Management Overlay District
Representative:	Daniel Hollis, Hollis Partners Architects
Property Owners:	Brian Barsotti, 3-Double-B LLC
Application Type:	Preapplication Design Review File No. P24-021 (P24-021)
Project Description:	The Ketchum Planning & Zoning Commission will hold a public meeting to review the Preapplication Design Review for the Baldy Mountain House project located at 100 & 106 Picabo Street within the Tourist Zone, Warm Springs Base Area Overlay District, and Floodplain Management Overlay District. The property located at 100 Picabo Street is developed with the Hot Water Inn, which is proposed to be demolished to accommodate the proposed development. The property located at 106 Picabo Street is currently vacant. The development parcel has street frontage along Howard Drive, Skiway Drive, and Picabo Street. The mixed-use development is proposed to include an underground parking garage, meeting/conference space, restaurant/retail, hotel/lodging units, community housing, and market-rate housing units. The Warm Springs Base Area Overlay District regulations specified in Chapter 17.100 of Ketchum Municipal Code provide certain incentives, including additional building height and mass, to encourage desired uses within the area. The Baldy Mountain House project is 83,611 gross square feet and the proposed Floor Area Ratio (FAR) is 2.25. The mixed-use development contains five floors with a maximum building height of 65 feet.

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: May 22, 2024

191 W 5th St ★ P.O. Box 2315 ★ Ketchum, ID 83340 ★ main (208) 726-7801 ★ fax (208) 726-7812

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