



City of Ketchum  
Planning & Building

NOTICE OF PUBLIC MEETING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION

Meeting Date:	August 13, 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> . The link to join the webinar for the meeting is <a href="https://ketchumidaho-org.zoom.us/j/84661188306">https://ketchumidaho-org.zoom.us/j/84661188306</a> Webinar ID: 846 6118 8306. This information can also be found on the meeting agenda.
Project Name:	1 <sup>st</sup> & Washington
Project Location:	211 E 1 <sup>st</sup> Street (Ketchum Townsite: Block 19: Lots 5, 6, 7, & 8)
Zoning:	Mixed-Use Subdistrict of the Community Core (CC-2 Zone)
Representative:	Ian McLaughlin, Pivot North Architecture
Property Owner:	Ketchum Urban Renewal Agency
Application Type:	Preapplication Design Review File No. P24-058
Project Description:	The Ketchum Planning & Zoning Commission will hold a public meeting to review the Preapplication Design Review for the 1 <sup>st</sup> & Washington project located at 211 E 1 <sup>st</sup> Street within the Mixed-Use Subdistrict of the Community Core (CC-2 Zone). The subject property has street frontage along Washington Avenue, 1 <sup>st</sup> Street, and 2 <sup>nd</sup> Street. The 1 <sup>st</sup> & Washington development is a community housing project with 64 community housing units on the upper levels of the mixed-use building. The upper levels of the building will contain 64 community housing units, including 43 studios, 13 one-bedroom units, and 8 two-bedroom units. The ground floor includes three commercial spaces on the ground level with a tuck-under parking area accessed from the alley and 2 <sup>nd</sup> Street accommodating 41 parking spaces. The proposed 1 <sup>st</sup> & Washington development is four stories with a maximum height of 49 feet. The proposed gross floor area is 49,570 square feet and the FAR is 2.25.

**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: July 24, 2024