



**City of Ketchum
Planning & Building**

NOTICE OF PUBLIC HEARING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION

Meeting Date:	October 26, 2021
Meeting Time:	4:30 PM, or thereafter as the matter can be heard.
Meeting Location:	City Hall Council Chambers, 480 East Avenue North, Ketchum, Idaho. The meeting will be livestreamed at www.ketchumidaho.org/meetings . Public comment may be given remotely, when the public comment portion of the meeting for this item is opened, by dialing 1-253-215-8782 and entering Meeting ID: 833 4373 9504.
Project Name:	Lofts at 760
Project Location:	760 N Washington Avenue (Ketchum Townsite: Block 33: Lot 5)
Zoning:	Community Core – Sub District 2 – Mixed Use (CC-2)
Representatives:	Daniel Hollis, Hollis Partners Architects Sam Stahlnecker, Galena Engineering
Developer:	Reid Sanborn, SV Ventures, LLC
Property Owner:	SV Ventures, LLC
Application Types:	Design Review (P21-077) & Subdivision - Preliminary Plat (P21-044)
Project Description:	<p>The Commission will consider, and take action on, a Design Review application proposing the development of a new 11,656 square-foot, three-story mixed-use building located at 760 N Washington Ave, within the Community Core – Sub District 2 – Mixed Use (CC-2) zone district. As proposed, the project includes one commercial space on the ground floor and three residential dwelling units above. Two dwelling units are located on the second floor, and one unit on the third floor. The applicant has proposed a cash-in-lieu payment to satisfy community housing requirements for increase floor area ratio. Two garage spaces, three surface parking spaces, and one ADA space, are provided on-site and accessed from the alley.</p> <p>The Commission will also consider and take action on a Preliminary Plat subdivision application for the proposed Lofts at 760 development. The application proposes to subdivide the building into four condominium units, associated parking, limited common elements, and common area.</p>

A copy of the Staff Report will be available on the City website 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 remotely by 1-253-215-8782 and entering Meeting ID: 833 4373 9504. 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: October 6, 2021