



**City of Ketchum
Planning & Building**

NOTICE OF PUBLIC HEARING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION

Meeting Date:	May 24, 2022
Meeting Time:	4:30 PM, or thereafter as the matter can be heard.
Meeting Location:	City Hall Council Chambers, 191 5 th Street W, 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. The link to join the webinar for the meeting is: https://ketchumidaho-org.zoom.us/j/85134073233 Webinar ID: 851 3407 3233. This information can also be found on the meeting agenda.
Project Name:	1 st & Sun Valley Office Building
Application Types:	Design Review & Condominium Subdivision Preliminary Plat
Project Location:	131 E Sun Valley Road (Ketchum Townsite: Block 37: Lot 8)
Zoning:	Mixed-Use Subdistrict of the Community Core (CC-2)
Representatives:	Scott Payne, Farmer Payne Architects & Sean Flynn, Galena Engineering
Property Owner:	131 E Sun Valley Rd LLC
Project Description:	The Ketchum Planning & Zoning Commission will hold a public hearing to review, consider public comment, and make a decision regarding concurrent Design Review and Condominium Subdivision Preliminary Plat applications for the 1 st & Sun Valley Office Building. The project proposes to develop a new three-story, 10,932-square-foot, 39.5-foot-tall office building and associated site improvements at the northeast corner of 1 st Avenue and Sun Valley Road within the Mixed-Use Subdistrict of the Community Core (CC-2 Zone). The office building will contain tenant spaces for 5 offices. 7 parking spaces—6 in the tandem configuration and 1 ADA space—are provided on-site and will be accessed from the Block 37 alleyway. The Condominium Subdivision Preliminary Plat application will subdivide the office building into 5 commercial condominium units as well as common area and limited common elements.

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 and questions prior to the hearing may be directed to the Ketchum Department of Planning and Building, P.O. Box 2315, Ketchum, Idaho, 83340, or via email to participate@ketchumidaho.org. 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 4, 2022