



City of Ketchum  
Planning & Building

NOTICE OF PUBLIC HEARING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION

<b>Meeting Date:</b>	March 14 <sup>th</sup> , 2023
<b>Meeting Time:</b>	4:30 PM, or thereafter as the matter can be heard.
<b>Meeting Location:</b>	City Hall Council Chambers, 191 W 5 <sup>th</sup> Street, Ketchum, Idaho. The meeting will be livestreamed at <a href="http://www.ketchumidaho.org/meetings">www.ketchumidaho.org/meetings</a> . Public comment may be given remotely, when the public comment portion of the meeting for this item is opened, by joining the webinar through the link <a href="https://ketchumidaho-org.zoom.us/j/89329238822">https://ketchumidaho-org.zoom.us/j/89329238822</a> or by dialing 1-253-215-8782 and entering Meeting ID: 893-2923-8822.
<b>Project Name:</b>	The Perry Building
<b>Project Location:</b>	131 W 4th Street and 471 & 431 N 1st Avenue (Ketchum Townsite: Block 56: Lots 2, 3A, and 4A)
<b>Representative:</b>	Tiina Ritval, GGLO (architect)
<b>Property Owners:</b>	Carson Palmer and Broderick Smith, members – The Perry Building LLC
<b>Application Types:</b>	Design Review (Application File No. P22-045C), Variance Request (Application File No. P22-045D), Lot Consolidation Subdivision Preliminary Plat (Application File No. P22-045A), and Condominium Subdivision Preliminary Plat (Application File No. P22-045B)
<b>Project Description:</b>	The Ketchum Planning and Zoning Commission will hold a public hearing to review, consider public comment, and make a decision regarding the Design Review, Variance Request, Lot Consolidation Preliminary Plat, and Condominium Subdivision Preliminary Plat applications for The Perry Building. The project is located at the northwest corner of 1 <sup>st</sup> Avenue and 4 <sup>th</sup> Street within the Mixed-Use Subdistrict of the Community Core (CC-2 Zone). The project proposes to develop a new three-story mixed-use building that contains a garage with 29 parking spaces accessed from the block 56 alleyway. The mixed-use building will contain 4 retail units on the ground floor with frontage along 1 <sup>st</sup> Avenue and 4 <sup>th</sup> Street, 7 community housing units, and 16 market-rate multi-family dwelling units. The project proposes a variance request to exclude the below-grade parking garage from the gross floor area calculation. The total gross floor area of the project as proposed with the variance request is 53,756 square feet. The FAR as proposed with the variance request is 2.17. The Lot Consolidation Subdivision Preliminary Plat will remove the lot line separating lots 2, 3A, and 4a within block 56 of the original Ketchum Townsite to establish the development parcel. The Condominium Subdivision Preliminary Plat will subdivide the mixed-use building into 4 commercial condominium units, 16 market-rate multi-family dwelling units, and 7 community housing units.

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, 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: February 22, 2023.