



**NOTICE OF PUBLIC HEARING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION**

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| <b>Meeting Date:</b>        | February 13, 2024   |
| <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> . When the public comment portion of the meeting for this item is opened, public comment may be given either in person or remotely by joining the webinar through the link <a href="https://ketchumidaho-org.zoom.us/j/83485028477">https://ketchumidaho-org.zoom.us/j/83485028477</a> Meeting ID: 834-8502-8477. The webinar information may also be found on the meeting agenda.   |
| <b>Project Name:</b>        | 200 North Main  |
| <b>Project Location:</b>    | 200 N Main Street (Ketchum Townsite: Block 3: Lot 1)  |
| <b>Representative:</b>      | Michael Doty Associates, Architects   |
| <b>Property Owners:</b>     | Kenneth & Kristina Dudunakis, members – 200 North Main LLC  |
| <b>Application Types:</b>   | Design Review (Application File No. P23-049) & Conditional Use Permit (Application File No. P23-049A)   |
| <b>Project Description:</b> | The Ketchum Planning and Zoning Commission will hold a public hearing to consider and take action on the Design Review and Conditional Use Permit applications for the 200 North Main redevelopment project located at the northeast corner of Main and 2 <sup>nd</sup> Streets within the Retail Core of the Community Core (CC-1 Zone). The applicant proposes to demolish the existing restaurant building on the subject property and develop a new 12,405-square-foot, three-story mixed-use building that contains a restaurant on the ground floor, six apartments on the second floor, and a penthouse on the third floor. Two of the apartments on the second floor are proposed to be deed restricted as community housing units. All six apartments have designated detached storage areas on the second floor. Parking and storage for the penthouse is provided within a garage on the ground floor accessed from the alley. The Conditional Use Permit application requests to adjust the standard specified in section 11C of Interim Ordinance 1234 requiring that individual residential units cannot exceed a total floor area of 3,000 square feet. The proposed third-floor penthouse has a total floor area of 3,400 square feet. The public hearing for this project was continued from the December 12, 2023 Planning and Zoning Commission Meeting. |

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 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](mailto: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: January 24, 2024.