



NOTICE OF PUBLIC HEARING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION

<b>Meeting Date:</b>	February 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/86143409998">https://ketchumidaho.org.zoom.us/j/86143409998</a> or by dialing 1-253-215-8782 and entering Meeting ID: 861-4340-9998.
<b>Project Name:</b>	4 <sup>th</sup> & Main Mixed-Use Development
<b>Project Location:</b>	Northeast Corner of Main & 4 <sup>th</sup> Street (Ketchum Townsite: Block 5: Lots 1 & 2) RPK00000050020 & RPK00000050010
<b>Representative:</b>	Peter Paulos, PH Architects (architect)
<b>Property Owner:</b>	Chris Ensign, managing member - 4 <sup>th</sup> & Main Ketchum LLC
<b>Application Types:</b>	Design Review, Lot Consolidation Subdivision Preliminary Plat, & Condominium Subdivision Preliminary Plat
<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, Lot Consolidation Preliminary Plat, and Condominium Subdivision Preliminary Plat applications for the 4 <sup>th</sup> & Main Mixed-Use Development. The project proposes to develop a new four-story, 23,905-square-foot mixed-use building at the northeast corner of Main and 4 <sup>th</sup> streets within the Retail Core (CC-1 Zone) of downtown. The mixed-use building will contain 3 retail units on the ground floor, 5 private garages with 9 total off-street parking spaces, 2 community housing units with private entrances accessed from Main Street, and 5 market-rate residential units. The Lot Consolidation Subdivision Preliminary Plat will remove the lot line separating Lots 1 and 2 within Block 5 of the Ketchum Townsite to establish the development parcel. The Condominium Subdivision Preliminary Plat will subdivide the mixed-use building into 3 retail condominium units, 5 market-rate residential units, and 2 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: January 25, 2023.