



City of Ketchum  
Planning & Building

NOTICE OF PUBLIC HEARING BEFORE THE KETCHUM PLANNING & ZONING COMMISSION

Meeting Date:	March 28, 2023
Meeting Time:	4:30 PM, or thereafter as the matter can be heard.
Meeting Location:	City Hall Council Chambers, 191 5 <sup>th</sup> St W, 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 when the public or remotely, when the public comment portion of the meeting for this item is open. The link to join the webinar for the meeting is: <a href="https://ketchumidaho-org.zoom.us/j/85780392275">https://ketchumidaho-org.zoom.us/j/85780392275</a> Webinar ID: 857 8039 2275. This information can also be found on the meeting agenda.
Project Name:	400 East Ave Office Suites
Project Location:	400 East Avenue (400 East Avenue Condo Unit 1 21% Commercial and Condo Unit 2 7% Commercial; Ketchum Townsite: Lot 1, Block 45)
Zoning:	Commercial Core – Sub District 1 – Retail Core (CC-1)
Architect/Representatives:	Richard Childress, Point Architects
Property Owner:	East Avenue Investment Properties LLC
Application Type:	Conditional Use Permit
File Number:	P22-069
Project Description:	The Commission will consider and take action on the request for a Conditional Use Permit to permit an office space in the CC-1 zone district at the subject property. Office space on the ground floor with street frontage require a conditional use permit. The proposed office space is a total of 2,740 square feet split across both ground floor suites. The proposed space is on the ground floor with access from both East Avenue & 4 <sup>th</sup> Street.

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 using the information 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: March 8, 2023