



City of Ketchum  
Planning & Building

NOTICE OF PUBLIC HEARING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION

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| Meeting Date:        | October 10, 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/85331862648">https://ketchumidaho-org.zoom.us/j/85331862648</a><br>Webinar ID: 853 3186 2648. This information can also be found on the meeting agenda.   |
| Project Name:        | Walnut & Fourth Condominiums Subdivision Preliminary Plat   |
| Project Location:    | 580 4 <sup>th</sup> Street E (Ketchum Townsite: Block 44: Lot 7A)   |
| Zoning:              | Retail Core of the Community Core (CC-1 Zone)   |
| Representative:      | David Patrie, Galena-Benchmark Engineering  |
| Property Owner:      | Walnut & Fourth LLC   |
| Application Type:    | Condominium Subdivision Preliminary Plat Application File No. P23-053   |
| Project Description: | The Ketchum Planning and Zoning Commission will hold a public hearing to consider and take action on the Condominium Subdivision Preliminary Plat Application for the Walnut & Fourth Mixed-Use Building located at the southwest corner of Walnut Avenue and 4 <sup>th</sup> Street within the Retail Core of the Community Core. The Condominium Subdivision Preliminary Plat Application proposes to subdivide the mixed-use building into eight commercial condominium units on the first and second floors, two residential condominium units on the second floor, two community housing units in the basement, four storage units in the basement for the commercial units on the upper levels, limited common area, and common area. |

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 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: September 20, 2023