



**City of Ketchum  
Planning & Building**

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

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| <b>Meeting Date:</b>        | November 9 <sup>th</sup> , 2021  |
| <b>Meeting Time:</b>        | 4:30 PM, or thereafter as the matter can be heard.   |
| <b>Meeting Location:</b>    | City Hall Council Chambers, 480 East Avenue North, 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 dialing 1-253-215-8782 and entering Meeting ID: 820 8716 5263.  |
| <b>Project Name:</b>        | 380 N 1 <sup>st</sup> Ave. Mixed-Use Building  |
| <b>Project Location:</b>    | 380 N 1 <sup>st</sup> Avenue (Ketchum Townsite: Block 37: Lot 5)   |
| <b>Representative:</b>      | Williams Partners Architects   |
| <b>Property Owner:</b>      | Corey Street Mass LLC  |
| <b>Application Type:</b>    | Design Review  |
| <b>Project Description:</b> | The Ketchum Planning & Zoning Commission will hold a public hearing to review, consider public comment, and make a decision regarding a proposed 2,737-square-foot addition and exterior alterations to the existing historic building located at 380 N 1 <sup>st</sup> Avenue within the Mixed-Use Subdistrict of the Community Core (CC-1). The mixed-use building will contain two residential units and one office building with 3 off-street parking spaces accessed from the Block 37 alley. The new mixed-use building is 5,359 gross square feet and 35 feet in height, which is 7 feet less than the maximum height permitted in the CC-2 Zone. Site improvements include new paver sidewalks with a snowmelt system along 1 <sup>st</sup> Avenue and 4 <sup>th</sup> Street, new landscaping, a new fence, and benches for pedestrians. The Ketchum Historic Preservation Commission approved the applicant's Request to Alter a Historic Structure for the proposed exterior alterations and addition to the McAtee House—a historic log cabin that was constructed in the 1930s—during their regular meeting on July 7 <sup>th</sup> , 2021. |

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.

Dated this 20<sup>th</sup> day of October 2021.