



Planning and Zoning Commission AGENDA

Monday, March 09, 2020

Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

CALL TO ORDER

COMMISSION REPORTS AND DISCLOSURE

PUBLIC COMMENT - Communications from the public for items not on the agenda.

CONSENT CALENDAR—ACTION ITEMS

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

1. **ACTION - Fourth and Walnut Mixed-Use Building Pre-Design Review:** (Project Location: Ketchum Townsite: Block 44: Lots 7, and 8. 371 and 391 N Walnut Avenue) The Commission will consider and give direction on a Pre-Application Design Review submitted by Graham Whipple of Resin Architecture for a new 27,316 square-foot, two-story mixed-use building located on two lots at the southwest corner of the intersection of Walnut Avenue and 4th Street within the Retail Core of the Community Core (CC-1).
2. **ACTION - West Ketchum Residences Preliminary Plat: Lot 5AA Bavarian Village Subdivision** (150 Bird Drive) The Commission will consider and make recommendations regarding a Townhouse Subdivision Preliminary Plat application submitted by Galena Engineering on behalf of West Ketchum Residences, LLC. The Townhouse Subdivision Preliminary Plat will create 10 townhouse sublots and associated common area on Lot 5AA of Bavarian Village Subdivision. The West Ketchum Residences is a 10-unit townhome development. The project is located within the General Residential High Density (GR-H) Zoning District.
3. **ACTION - Ketchum Boutique Hotel Design Review: 260 E River St.** (Lots 1, 2, 3, FR 21 and 22, Block 82) The Commission will consider and take action on a Design Review application submitted by PEG Ketchum Hotel LLC (of 180 N. University Ave, Suite 200, Provo, UT 84601), represented by Nick Blayden, for a proposed new hotel located on three parcels. The subject development site is approximately 47,249 square feet and is zoned Tourist (T). The proposed hotel consists of approximately 92 hotel rooms, on-site employee housing for 23 employees, a ground-floor restaurant, conference and meeting space, parking garage, roof top bar, and outdoor public plaza, among other features. The hotel is proposed at an overall project size of approximately 128,436 square feet with a maximum height of 72 feet. Waivers to the city's minimum lot size, floor area ratio, height, and side setbacks requirements are proposed. *(continued from February 24, 2020 Special Meeting)*
4. **ACTION - 4th & Main St Mixed-Use Building Pre-Application Design Review:** (Project Location: Ketchum Townsite: Block 5: Lots 1, 2, 3, and 4) The Commission will consider and give direction on a Pre-Application Design Review submitted by Chris Ensign of Solstice Homes Development for a new four-story, 47.5 foot tall, 59,130-square-foot mixed-use building located on four lots on Main Street between 4th and 5th Streets within the Retail core of the Community Core (CC-1).

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

ADJOURNMENT

Any person needing special accommodations to participate in the meeting should contact the City Clerk's Office as soon as reasonably possible at 726-3841. All times indicated are estimated times, and items may be heard earlier or later than indicated on the agenda.