



**CITY OF KETCHUM, IDAHO**

SPECIAL JOINT MEETING: CITY COUNCIL & PLANNING AND ZONING COMMISSION

Tuesday, February 14, 2023, 4:30 PM

191 5th Street West, Ketchum, Idaho 83340

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**AGENDA**

**PUBLIC PARTICIPATION INFORMATION**

Public information on this meeting is posted outside City Hall.

**We welcome you to watch Commission Meetings via live stream.**

You will find this option on our website at [www.ketchumidaho.org/meetings](http://www.ketchumidaho.org/meetings).

**If you would like to comment on a public hearing agenda item, please select the best option for your participation:**

1. Join us via Zoom (*please mute your device until called upon*).  
**Join the Webinar:** <https://ketchumidaho-org.zoom.us/j/86143409998>  
Webinar ID: 861 4340 9998
2. Address the Commission in person at City Hall.
3. Submit your comments in writing at [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) (*by noon the day of the meeting*).

*This agenda is subject to revisions. All revisions will be underlined.*

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**CALL TO ORDER:** By Mayor Neil Bradshaw

**ROLL CALL:** Pursuant to Idaho Code Section 74-204(4), all agenda items are action items, and a vote may be taken on these items.

**COMMUNICATIONS FROM COUNCIL and PLANNING & ZONING COMMISSIONERS:**

1. Public comments submitted

**NEW BUSINESS - COUNCIL and PLANNING & ZONING:**

2. Presentation by Superbloom and Rio ASE regarding updated concept design and summary of public open house results
3. February 13th public open house results
4. Questions from City Council and Planning & Zoning Commission
5. Public Hearing

**CONSENT AGENDA - PLANNING & ZONING:**

*Note re: ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.*

6. Recommendation to approve minutes of January 31, 2023 - Planning Technician & Office Administrator Heather Nicolai
7. Recommendation to review and approve the Findings of Fact, Conclusions of Law, and Decision for the Appellation Hotel Design Review Amendment for the hotel project located at 300 E River Street - Director of Planning & Building Morgan Landers
8. Recommendation to review and recommend approval of the 2nd Amendment to the Amended and Restated Development Agreement for the Appellation Hotel project located at 300 E River Street - Director of Planning and Building Morgan Landers

**PUBLIC HEARING - PLANNING & ZONING:**

9. Recommendation to Hold a Public Hearing, Review, and Approve the Design Review, Lot Consolidation Preliminary Plat, and Condominium Subdivision Preliminary Plat applications for the 4th & Main Mixed-Use Development located at the northeast corner of Main and 5th streets - Senior Planner Abby Rivin

**ADJOURNMENT:**