



Planning and Zoning Commission Meeting - Special AGENDA

Monday, February 24, 2020
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

4:45 PM - CALL TO ORDER AT SITE

1. **Agenda Posting Report**
2. **SITE VISIT - Ketchum Boutique Hotel Design Review: 260 E River Street** (Lots 1, 2, 3, and Fr 21 and 22, Block 82, Ketchum)

RECONVENE AT CITY HALL

COMMISSION REPORTS AND DISCUSSION

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

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

3. **ACTION - Ketchum Fire Station Design Review** (107 Saddle Road) The Commission will consider and take action on a design review application submitted by Cole Architects on behalf of the City of Ketchum for the new fire station and associated site improvements located within the Tourist (T) Zoning District. The proposed 16,419 sq ft, two-story facility will accommodate four bays for fire apparatus, a turnout locker-room, rescue and technical gear storage, offices for Fire Department staff, a public meeting room, and firefighter living quarters. *(Continued from February 10, 2020)*
4. **ACTION - Ketchum Boutique Hotel Design Review: 260 E. River Street** (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.

STAFF REPORTS AND UPDATES

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.