



**Planning and Zoning Commission - Special Meeting AGENDA**

Tuesday, October 27, 2020 at 4:30 PM  
Ketchum City Hall  
480 East Avenue North, Ketchum, ID 83340

In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the City's website at [ketchumidaho.org/meetings](http://ketchumidaho.org/meetings).

If you would like to comment on a PUBLIC HEARING item, please submit your comment to [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org) by noon the day of the meeting. Comments will be provided to the Planning and Zoning Commission.

If you would like to phone in and provide comment on a PUBLIC HEARING item on the agenda, please dial the number below. You will be called upon for comment during that agenda item.

If you would like to provide comment on a PUBLIC HEARING item on the agenda in person, you may speak to the Commission when called upon but must leave the room after speaking and observe the meeting outside City Hall.

Dial-in: 253-215-8782  
Meeting ID: 948 1691 4918

**CALL TO ORDER**

**COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

**PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**

- 1. ACTION ITEM - Ketchum Boutique Hotel Re-Hearing: 260 E River Street** Project Location: Includes three parcels (251 S. Main Street – Ketchum Townsite Lots 3, 21, FR 22 Blk 82 N 10' x 110' of alley S 20' x 230' of alley, 260 E. River Street – Ketchum Townsite Lot 2 Block 82 10' x 110' of alley, and 280 E. River Street – Ketchum Townsite Lot 1 Block 82). Hearing continued from September 28, 2020.

**Joint Hearings Applications:**

|   |                  |
|---|------------------|
| Application for Floodplain Development Permit                   | File No. P19-062 |
| Application for Lot Line Adjustment                             | File No. P19-064 |
| Application for Planned Unit Development Conditional Use Permit | File No. P19-063 |
| Application for Waiver  | File No. P20-069 |

**Applications Histories:** Each of the above stated Applications [except for Application P20-069 for waiver] are the subject of the City Council's Orders of April 6, 2020 vacating the Findings of Fact/Conclusions of Law and Decision of the City Council and remanded the same back to the Planning and Zoning Commission for further proceedings and hearings.

**Procedure:** The Planning and Zoning Commission will conduct hearings on all above stated applications jointly as all of the Applications relate to the same project.

**Public Testimony at the Hearing:** All interested persons in attendance or participating remotely shall be given an opportunity to comment on the information presented at this meeting. Public testimony will be limited to three (3) minutes per person. [Note Testimony previously given on these applications will be part of the Prior Record of Proceedings and need not be repeated.]

## **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.*