



City of Ketchum
Planning & Building

NOTICE OF PUBLIC HEARING BEFORE THE KETCHUM PLANNING AND ZONING COMMISSION

Meeting Date:	December 13, 2022
Meeting Time:	4:30 PM, or thereafter as the matter can be heard.
Meeting Location:	City Hall Council Chambers, 191 5 th Street W, Ketchum, Idaho. The meeting will be livestreamed at www.ketchumidaho.org/meetings . Public comment may be given remotely, when the public comment portion of the meeting for this item is opened. The link to join the webinar for the meeting is: https://ketchumidaho-org.zoom.us/j/83654918465 Webinar ID: 836 5491 8465. This information can also be found on the meeting agenda.
Project Name:	Appellation Hotel (formerly Harriman Hotel)
Project Location:	300 E River Street (KETCHUM REPLAT BLK 83 LOT 2)
Zoning:	Tourist
Representatives:	John C. Davis, AIA – Hornberger + Worstell, Inc. (<i>architect</i>) Jack E. Bariteau, Jr. (<i>managing member</i>) and Andy Blank (<i>partner</i>)
Property Owner:	Harriman Ketchum Hotel, LLC.
Application Types:	Design Review Amendment (P22-059A) Development Agreement Amendment (P22-059)
Project Description:	<p>Design Review Amendment: The Commission will consider, and may act on, a request to amend the 2008 Design Review approval of the Harriman Hotel, now referred to as the Appellation Hotel. The proposed development is 147,820 square feet and includes 73 hotel rooms, 12 residential condominium units, meeting rooms, restaurant/bar and kitchen areas, spa and fitness centers, lobby, retail, back of house operations and two levels of underground parking and storage. Requested amendments to the Design Review approval include, but are not limited to, changes of exterior materials, balconies, rooflines, and landscaping along Hwy 75, River Street, and Leadville Ave.</p> <p>Development Agreement Amendment: The Commission will also consider, and may act on, a second amendment to the “Amended and Restated Development Agreement” between the City of Ketchum and Trail Creek Fund, LLC (now Harriman Ketchum Hotel, LLC), dated October 15, 2015. Previous amendments to the agreement include:</p> <ul style="list-style-type: none">• Corrected Amendment to the Amended and Restated Development Agreement dated June 21, 2016• First Amendment to the Amended and Restated Development Agreement dated June 4, 2018 <p>Requested amendments to the development agreement include, but are not limited to, changes to the dates for delivery of the development, references to the currently proposed development, addition of provisions for condominium rental program, and requirements for filing of subdivision applications.</p>

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, or via email to participate@ketchumidaho.org. 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.

Publication Date: November 23, 2022