



**CITY COUNCIL AGENDA OF THE CITY OF KETCHUM, IDAHO**  
**Thursday, September 3, 2015, beginning at 3:00 p.m.**  
**480 East Avenue, North, Ketchum, Idaho**

1. CALL TO ORDER
2. EXECUTIVE SESSION to discuss:
  - a. Litigation pursuant to Idaho Code §§74-206 1(f).
3. COMMUNICATIONS FROM MAYOR AND COUNCILORS.
  - a. Communications from Mayor & Council
4. COMMUNICATIONS FROM THE PUBLIC.
  - a. Communications from the public. *For items not on the agenda.*
5. PUBLIC HEARINGS.
  1. [Discussion and consideration of a request from Trail Creek Fund LLC to amend the development agreement with the City of Ketchum as follows:](#)
    - a. Extend the deadline for expiration of the Development Agreement seven months, from October 6, 2015 to April 6, 2016. The purpose of this extension to provide the adequate time to make the following modifications to the project, which will require amendments to various approvals, including Design Review, and Planning Unit Development.
      - i. Reduce hotel rooms from 73 to 65 and increase residential units from 6 to 14.
      - ii. Increase total project area by more than 8,200 square feet to include the lot currently occupied by LA RESIDENCE CONDOS (RPK08390000000). This additional land area would also increase the building area by 9,000 to 10,000 square feet in multiple floors.
      - iii. Modify parking counts to reflect the above requests to the development.
      - iv. Reduce employee housing requirements to reflect the above requests to the development.
      - v. Reduce community housing requirement to reflect the above requests to the development.
      - vi. Modify design and site plan with addition of the LA RESIDENCE CONDOS lot, including access, circulation, sidewalks, and other site elements.
  2. [Discussion and consideration of a request from IEG Thunder Spring LLC to consider options to fulfilling public benefit obligations as required by the originally approval for Thunder Spring PUD. IEG Thunder Spring has requested, "eliminating the requirement for \(1\) 5,000 square feet of non-profit space, \(2\) 4,800 square feet of employee housing."](#)
6. ADJOURNMENT.

If you need special accommodations, please contact the City of Ketchum in advance of the meeting.

This agenda is subject to revisions and additions. Revised portions of the agenda are underlined in bold.

Public information on agenda items is available in the Clerk's Office located at 480 East Ave. N. in Ketchum or by calling 726-3841.

Your participation and input is greatly appreciated. We would like to make this as easy as possible and familiarize you with the process. If you plan to speak, please follow the protocol below.

- Please come to the podium to speak.
- Stand approximately 4-6 inches from the microphone for best results in recording your comments.
- Begin by stating your name.
- Please avoid answering questions from audience members. All questions should come from City officials.
- Public comments will be limited by a time determined by the Mayor.
- You may not give your time to another speaker.
- If you plan to show a slide presentation or video, please provide a copy to the City Clerk by 5:00 p.m. on the meeting date.

Please note that all people may speak at public hearings.

Public comment on other agenda items is at the discretion of the Mayor and City Council.

Public comments may also be sent via email to [participate@ketchumidaho.org](mailto:participate@ketchumidaho.org)

Visit [www.ketchumidaho.org](http://www.ketchumidaho.org) and sign up for notifications on agendas, meeting packets, dates and more.

Like us on [Facebook](#) and follow us on [Twitter](#).

Thank you for your participation.

We look forward to hearing from you!