



PLANNING AND ZONING COMMISSION AGENDA

TUESDAY, AUGUST 25, 2015, 5:00 P.M.

460 EAST RIVER STREET,

126 SADDLE ROAD, AND

480 EAST AVENUE NORTH, KETCHUM, IDAHO

[View Meeting Materials](#)

1. 5:00 p.m. – SITE VISIT at 126 Saddle Road (Residences at Thunder Spring). The Commission will convene for a site visit regarding an application by IEG Thunder Spring LLC., represented by John Shirley, Think Architecture, for a design review permit. The applicant is seeking a recommendation from the Commission to the City Council regarding proposed waivers to building setbacks and heights. The project proposes nine (9) residential units.
2. 5:30 p.m. RECONVENE AT CITY HALL - CALL TO ORDER
3. CONSENT CALENDAR
 - a. EST. 5:30 p.m. FINDINGS OF FACT
 - i. 191 Sun Valley Road, Fisher Building Design Review – Approval
 - b. EST. 5:35 p.m. APPROVAL OF MINUTES
 - i. August 10, 2015
4. PUBLIC COMMENT
 - a. EST. 5:40 p.m. Communications from the public for items not on the agenda.
5. COMMUNICATIONS FROM STAFF
 - a. EST. 5:45 p.m. (CONTINUE TO SEPTEMBER 14, 2015) KREKOW RESIDENCE, DESIGN REVIEW – The Commission will take action on an application by Karl and Kathleen Krekow, represented by Gretchen Wagner, Scape Design Studio, for a design review permit to remodel and expand an existing duplex building located at 460 East River Street (Gopher Hill Sub Lot 1 9010 SF, 4N 18E). The lot is .208 acres in size and zoned General Residential – Low Density (GR-L).
 - b. EST. 5:50 p.m. STRIMPLE TOWNHOMES, FINAL PLAT – The Commission will provide a recommendation to the City Council on an application by Greg and Karen Strimple, represented by Benchmark Associates for a proposed final plat located at 131 South East Avenue (Lot 7A of Ketchum Townsite, Block 22, Lots 5B, 6A & 8A). The property is 5,502 square feet in size and zoned Community Core (CC) Subdistrict C.
 - c. EST. 6:00 p.m. RESIDENCES OF THUNDER SPRING, DESIGN REVIEW - The Commission will provide a recommendation to the City Council of proposed waivers to building setbacks and heights. The applicant, IEG Thunder Spring LLC., represented by John Shirley, Think Architecture, has applied for Design Review approval to construct nine (9) residential units located at 126 Saddle Road (Thunder Spring Large Block Plat, Block 2, Township 4N, Range 18E, Section 7). The lot is 1.16 acres in size and zoned Tourist (T) district. (CONTINUED FROM AUGUST 10, 2015)
 - d. EST. 6:45 p.m. SPACHMAN ZONING MAP AMENDMENT, WORK SESSION – The Commission will discuss a request by Michael and Kristen Spachman, represented by James Laski, Lawson, Laski, Clark & Pogue, PLLC., to amend the City of Ketchum Zoning Map at 451 East River Street (Lot 5, Block 21, Township 4N, Range 17E, Section 11) from Community Core (CC), Subdistrict C to General Residential – Low Density District (GR-L).

- e. EST 7:15 p.m. (CONTINUED FROM AUGUST 10, 2015) LI-2 DISTRICT ZONING TEXT AMENDMENT, WORKSESSION, The Commission will continue their discussion of a proposal by The Spot LLC., represented by Brett Moellenberg, to amend the District Use Matrix, Section 17.12.020.A of Title 17, Zoning Ordinance to add "Assembly, Place of" as a permitted use to the Light Industrial District Number Two (LI-2).
6. EST. 7:45 p.m. FUTURE PROJECTS AND NOTICING REQUIREMENTS
7. EST. 7:50 p.m. STAFF REPORTS & CITY COUNCIL MEETING UPDATE
8. EST. 7:55 p.m. COMMISSION REPORTS AND EX PARTE DISCUSSION OR DISCLOSURE
9. 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.