



PLANNING AND ZONING COMMISSION AGENDA

MONDAY, SEPTEMBER 14, 2015

- 5:00 P.M. SITE VISIT: 529 BROADWAY BOULEVARD, KETCHUM, ID
- 5:30 P.M. REGULAR MEETING: 480 EAST AVENUE NORTH, KETCHUM, ID

1. 5:00 p.m. – SITE VISIT at 529 Broadway Boulevard (Creekbend Subdivision, Lot 3 Block 1). The Commission will convene for a site visit regarding an application by Melissa and Manny Rivelo for Waterways Design Review for a new residence located on Warm Springs Creek.
2. 5:30 p.m. RECONVENE AT CITY HALL - CALL TO ORDER
3. CONSENT CALENDAR – No items.
4. PUBLIC COMMENT
 - a. Communications from the public for items not on the agenda.
5. COMMUNICATIONS FROM STAFF
 - a. (CONTINUE SITE VISIT AND REGULAR MEETING ITEM TO SEPTEMBER 28, 2015) KREKOW RESIDENCE, DESIGN REVIEW – 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 property is zoned General Residential – Low Density (GR-L).
 - b. (CONTINUE SITE VISIT AND REGULAR MEETING ITEM TO SEPTEMBER 28, 2015) MORTON WATERWAYS DESIGN REVIEW – Application by Linda Di Lello Morton for a Waterways Design Review for riparian enhancement located at 513 Broadway Boulevard (Lot 3, Block 5, Sun Valley Subdivision First Addition Revised). The property is zoned Limited Residential (LR).
 - c. (CONTINUE SITE VISIT AND REGULAR MEETING ITEM TO SEPTEMBER 28, 2015) VILLAS AT THE CROSSING WATERWAYS DESIGN REVIEW – Application by the Villas at the Crossing Townhouse Homeowners Association for a Waterways Design Review for work in the riparian setback located at 104 and 106 Saddle Road (Villas at Crossing, Common Area). The property is zoned General Residential – Low Density (GR-L), Limited Residential (LR) and Floodplain Overlay (FP).
 - d. [RIVELLO WATERWAYS DESIGN REVIEW](#) – The Commission will take action on an application by Melissa and Manuel Rivelo Lreiving Trust for a Waterways Design Review for a new residence located at 529 Broadway Boulevard (Lot 3, Block 1, Creekbend Subdivision). The property is zoned Limited Residential (LR) and Floodplain Overlay (FP).
 - e. [101 FIRST AVENUE TOWNHOMES SUBLOT ONE, FINAL PLAT](#) – The Commission will provide a recommendation to the City Council on an application by Ketchum Partners, LLC, represented by Garth McClure, Benchmark Associates, regarding an application for a final plat of Sublot One located at 101 First Avenue South (Sun Valley Athletic Club Subdivision, Lot 1A). The lot is zoned Community Core (CC), Subdistrict C, Urban Residential.
 - f. [REED HORNBUCKLE RESIDENCE DESIGN REVIEW](#) - The Commission will take action on an application by Barbi A. Reed, represented by Brenda Moczygemba, Michael Doty Associates, for Design Review to allow wall height over four feet in the front yard. The property is located at 531 9th Street (Ketchum Townsite, Lot 2A, Block 50) and zoned Tourist – 4000 Zoning District (T-4000).
 - g. PHASE II COMPREHENSIVE ZONING ORDINANCE UPDATE. The Commission will discuss the status of the zoning ordinance update.

6. FINDINGS OF FACT AND APPROVAL OF MINUTES
 - a. [FINDINGS OF FACT: 171 East Avenue Townhomes Final Plat](#)
 - b. [FINDINGS OF FACT: 101 First Avenue Townhomes Sublot One Final Plat](#)
 - c. [MINUTES: August 25, 2015](#)
7. FUTURE PROJECTS AND NOTICING REQUIREMENTS
8. STAFF REPORTS & CITY COUNCIL MEETING UPDATE
9. COMMISSION REPORTS AND EX PARTE DISCUSSION OR DISCLOSURE
10. 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.