



PLANNING AND ZONING COMMISSION AGENDA

MONDAY, SEPTEMBER 28, 2015

- 5:00 P.M. SITE VISIT: 513 BROADWAY BOULEVARD, KETCHUM, ID
- 5:30 P.M. REGULAR MEETING: 480 EAST AVENUE NORTH, KETCHUM, ID

1. 5:00 p.m. – SITE VISIT at 513 Broadway Boulevard (Lot 3, Block 5, Sun Valley Subdivision First Addition Revised). The Commission will convene for a site visit regarding an application by Linda Di Lello Morton for a Waterways Design Review for riparian enhancement.
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. [DISTRICT USE MATRIX & SHARED PARKING REDUCTION TEXT AMENDMENT](#) – The Commission will hold a public hearing and take action on an application by Brett Moellenberg, representing the Spot LLC., for amendments to Title 17, Ketchum Municipal Code, Chapter 17.12 Establishment of Districts & Zoning Matrices, Section 17.12.020 “District Use Matrix” to add “Assembly, Place of” as a Conditional Use Permit in the Light Industrial District Number Two (LI-2 District) and adding “Parking, Shared” as a permitted use in the Light Industrial Districts Number One, Two & Three (LI-1, LI-2 & LI-3 Districts). Additionally, it is proposed to amend Chapter 17.125 “Off-Street Parking and Loading”, Section 17.125.070 “Shared Parking Reduction”, Subsection B to allow for shared parking reductions in the LI-1, LI-2 & LI-3 Districts.
 - b. [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). Following their decision, the Commission may take action on item 6a of the agenda. *Due to a noticing error this application has been re-noticed for consideration at this meeting.*
 - c. [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). *Continued from September 14, 2015.*
 - d. [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). *Continued from September 14, 2015.*
 - e. DISCUSSION OF MINUTES - The city attorney will overview legal requirements for meeting minutes.

- f. DISCUSSION OF JERRY MASON TRAINING – Staff will overview topics discussed during the Jerry Mason training on September 15, 2015.
 - 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: Reed Hornbuckle Residence Design Review](#)
 - b. [FINDINGS OF FACT: Ravelo Waterways Design Review](#)
 - c. [MINUTES: September 14, 2015, Site Visit](#)
 - d. [MINUTES: September 14, 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.