



PLANNING AND ZONING COMMISSION AGENDA
MONDAY, November 9, 2015, 5:30 PM
480 EAST AVENUE NORTH, KETCHUM, IDAHO

1. 5:30 PM- CALL TO ORDER
2. CONSENT CALENDAR
3. PUBLIC COMMENT
 - a. Communications from the public for items not on the agenda.
4. COMMUNICATIONS FROM STAFF
 - a. [GRILL AT KNOB HILL INN, DESIGN REVIEW](#): The Commission will hold a public hearing and take action on an application by KHI LLC, represented by Chris Edwards, Lee Gilman regarding a design review application for a proposed dining area addition. The property is located at 960 North Main Street (Ketchum, AM Lot 1AA, Block 50). *Item was continued from the October 26, 2015 meeting.*
 - b. COMMUNITY SCHOOL:
 - i. [Zoning Map Amendment](#): The Commission will hold a public hearing and take action on an application for a zoning map amendment by the Community School to rezone property from Light Industrial District Number 2 (LI-2) to Light Industrial District Number 3 (LI-3); subject property is located at 280 Northwood Way, Ketchum, Idaho, 83340 and described as Resub of Northwood PUD Lot 4, AM Lot 21A.
 - ii. [Text amendment](#): The Commission will hold a public hearing and take action on an application for a text amendment by the Community School to amend Title 17, the Zoning Ordinance, of the Ketchum Municipal Code by amending Chapter 17.08.020, Definitions, by adding a new use of School Residential Campus; amending 17.12.202 District Use Matrix; and by amending 17.124 Development Standards by adding for a School Residential Campus in the LI-3 Zone.
 - c. [LOTS 5, 6, and 7 OF BLOCK 21 REZONE](#): The Commission will hold a public hearing and take action on a request by the City of Ketchum to rezone property (three lots), from Community Core District (CC), Subdistrict C, Urban Residential to General Residential – Low Density District (GR-L) and to eliminate these properties from the Subdistrict Map; subject properties are located at 131 & 151 S. East Avenue and 451 E. River Street and described as Ketchum Lots 5, 6 & 7 of Block 21 of the Ketchum Townsite.
 - d. RECESS – The Commission may elect to recess
 - e. THUNDER SPRING RESIDENCES (*Staff is recommending continuance of all three items to the November 23, 2015 meeting*):
 - i. [Conditional Use Permit \(CUP\) Planned Unit Development \(PUD\)](#): The Commission will hold a public hearing and take action on an application by IEG Thunder Spring LLC for a CUP PUD for a nine (9) residential unit development located at 126 Saddle Road (Thunder Spring Large Block Plat, Block 2, Township 4N, Range 18E, Section 7).

- ii. [Design Review](#): The Commission will hold a public hearing and take action on an application by IEG Thunder Spring LLC for Design Review. *Location and description listed above.*
 - iii. [Preliminary Plat](#)
The Commission will hold a public hearing and take action on an application for a townhome preliminary plat by IEG Thunder Spring LLC. *Location and description listed above.*
 - f. [BARITEAU ALLEYWAY VACATION BETWEEN LOTS 1 & 2 AND 5A/6A OF BLOCK 91](#): The Commission will hold a public hearing and take action on an application for a Vacation of Alleyway by Jack Bariteau Separate Property Trust. The applicant is requesting the City of Ketchum to vacate a portion of an alleyway bisecting Block 91 at Sixth Street running northwest between lots 1 & 2 and Amended Lot 5A/6A.
 - g. ZONING ORDINANCE UPDATE PHASE II. The Commission will discuss the status of the zoning ordinance update.
5. FINDINGS OF FACT AND APPROVAL OF MINUTES
- a. [FINDINGS OF FACT](#): Grill at Knob Hill Inn Design Review
 - b. [FINDINGS OF FACT](#): Desserault Residence Design Review
6. FUTURE PROJECTS AND NOTICING REQUIREMENTS
7. STAFF REPORTS & CITY COUNCIL MEETING UPDATE
8. COMMISSION REPORTS AND EX PARTE DISCUSSION 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.