



PLANNING AND ZONING COMMISSION AGENDA
MONDAY, November 23, 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) [Brotman Waterways Design Review](#): The Commission will hold a public hearing and consider an application for a Waterways Design Review by Jeff and Susan Brotman, represented by landscape architect Steven Job. The property is located at 101 Sheep Meadow Lane (Beaver Springs Subdivision, Block 1, Lot 21).
 - b) Community School (Continued from 11/9/15):
 - i. [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.
 - ii. [Rezone Agreement](#): The Commission will hold a public hearing and take action on an application for a rezone agreement 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.
 - c) Thunder Spring Conditional Use Permit (Continued from 11/9/15):
 - 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.*
 - d) [Design Review Regulations Text Amendment](#) – The Commission will hold a public hearing and take action on City-initiated text amendments to Title 17, Zoning Regulations of the Ketchum Municipal Code, Chapter 17.18 “Zoning Districts” Section 17.18.130 “Community

Core District (CC)” and Chapter 17.96 “Design Review.” The proposed amendments will repeal and replace Chapter 17.96 “Design Review” in its entirety, eliminate design review regulations from Section 17.18.130 and consolidate Community Core District design review regulations into Chapter 17.96. (Continued from October 12, 2015).

e) [Meeting Calendar for 2016](#) – The Commission will discuss and make a recommendation to the City Council regarding their 2016 meeting calendar.

f) 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. [Grill at Knob Hill Inn Findings of Fact](#) (continued from 11/9/15)

b. [MINUTES](#): October 26, 2015

c. [MINUTES](#): November 9, 2015

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.