



## PLANNING AND ZONING COMMISSION AGENDA

**MONDAY, December 14, 2015**

- 5:00 PM SITE VISIT: 171 Sun Valley Road (East 55' X 50' of Lots 7&8, Block 57)
- 5:30 PM REGULAR MEETING: 480 East Avenue North, Ketchum, ID

1. 5:00 PM- Site Visit Geneva Lofts Pre-application Design Review, located at 171 Sun Valley Road (East 55' X 50' of Lots 7&8, Block 57).
2. 5:30 PM- RECONVENE AT CITY HALL- Call to order
3. CONSENT CALENDAR
4. PUBLIC COMMENT
  - a. Communications from the public for items not on the agenda.
5. COMMUNICATIONS FROM STAFF
  - a. [Brotman Waterways Design Review \(Continued from November 23, 2015\)](#): The Commission will take public comment and take action on an application for 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. [Thunder Spring Residences Design Review](#) (Continued from November 23, 2015): The Commission will take public comment and take action on an application by IEG Thunder Spring LLC for Design Review, located at 126 Saddle Road (Thunder Spring Large Block Plat, Block 2, Township 4N, Range 18E, Section 7).
  - c. [Geneva Lofts Preapplication Design Review](#): The Commission will take public comment and discuss a preapplication design review application by Geneva Lofts represented by David Hertel, located at 171 Sun Valley Road (East 55' X 50' of Lots 7&8, Block 57).
  - d. [Design Review Regulations Text Amendment](#) (Continued from November 23, 2015): 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.
  - e. Zoning Ordinance Update Phase II
6. FINDINGS OF FACT AND APPROVAL OF MINUTES
  - a. Brotman Waterways Design Review: [Findings of Fact](#)
  - b. Thunder Spring Residences Conditional Use Permit (CUP) Planned Unit Development (PUD): [Findings of Fact](#)
  - c. Thunder Spring Residences Preliminary Plat [Findings of Fact](#)
  - d. Minutes: [November 23, 2015](#)

7. FUTURE PROJECTS AND NOTICING REQUIREMENTS
8. STAFF REPORTS & CITY COUNCIL MEETING UPDATE
9. COMMISSION REPORTS AND EX PARTE DISCUSSION 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.*