



## OF A REGULAR MEETING OF THE

### NOTICE

**KETCHUM PLANNING AND ZONING COMMISSION  
MONDAY, SEPTEMBER 10, 2012, 5:30 P.M.  
KETCHUM CITY HALL  
480 EAST AVENUE, KETCHUM, IDAHO**

### A G E N D A

1. 5:30 p.m. **PUBLIC COMMENT** - This is an opportunity for the public to talk with the Commission about issues and ideas not on the agenda.

2. EST 5:35 p.m. **CONSIDERATION** upon the application of SCOTT HUERD AND SOGOL NOWBAR, for Mountain Overlay Design Review at 880 North Walnut Avenue (Ketchum Townsite, Block 93, Lot 4A). The applicant is proposing to build a 3,048 square foot residence, to replace an existing house, located in the Limited Residential (LR) and Mountain Overlay (MO) Zones. **TO BE CONTINUED TO SEPTEMBER 24, 2012**

3. EST 5:40 p.m. **CONSIDERATION** upon the application of VANOFF ENTERPRISES for townhouse final plat approval at 300 South Second Avenue (Powder Creek Townhomes Block 1, Sublot 2).

[Staff Report and Attachments Plat](#)

4. EST 6:10 p.m. **PUBLIC HEARING** upon the application of BURKE FAMILY TRUST, SANDRA BONGARD, F. WILLIAM HAYES and BONNIE L. GARMEN and STEPHEN L. POORMAN, for preliminary plat approval for the conversion of two, two-unit residential condominium buildings into two, two-unit townhouse buildings, for a total of four townhouse units each on their own subplot. The subject property is at 720 North Third Avenue, 291 and 271 West Seventh Street, Units 1 and 2 (Park Place Condos III, Units 1 and 2, and IV, Units 1 and 2)

[Staff Report](#)  
[Attachment A](#)  
[Attachment B-D](#)

5. EST 7:10 p.m. **CONSENT AGENDA**  
a. Findings of Fact  
1. [Jensen Residence - Conditional Use Permit Approval](#)

5. EST 7:20 p.m. **STAFF COMMENTS & CITY COUNCIL MEETING UPDATE**

6. EST 7:30 p.m. **COMMISSION COMMENTS**

Any person needing special accommodations to participate in the above-noticed 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. Public Hearing items will never begin earlier than the time indicated in the public hearing notice.