



**NOTICE OF A REGULAR MEETING OF THE
KETCHUM PLANNING AND ZONING COMMISSION
MONDAY, DECEMBER 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 ARCH COMMUNITY HOUSING TRUST, for Pre-application Design Review for a seventeen unit apartment complex at 141 Bird Drive (Tax Lot 7904 Ketchum Townsite) in the General Residential – High Density (GR-H) zone district.

3. **EST 6:45 p.m. CONSIDERATION** upon the application of NICK AND STEPHANIE OSBORNE, for a Floodplain Development Permit, at 105 Wood River Drive North (Rocking Ranch Sub #4, Lot 3, Block1). The applicant is proposing a single family residence on property containing one hundred (100) year floodplain.

4. **EST 7:15 p.m. CONSENT AGENDA**
 - a. Findings of Fact
 1. 600 Second Street East Condos, Unit 1– Design Review Approval
 2. Bigwood Bread - Design Review Approval
 - b. Minutes
 1. October 22, 2012, Regular meeting
 2. November 13, 2012, Special Site Visit
 3. November 13, 2012, Regular Meeting
 4. November 26, 2012, Special Site Visit 4:00PM
 5. November 26, 2012, Special Site Visit 4:45PM
 6. November 26, 2012 Regular Meeting

5. **EST 7:25 p.m. STAFF COMMENTS & CITY COUNCIL MEETING UPDATE**

6. **EST 8:00 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.