



## PLANNING AND ZONING COMMISSION AGENDA – Regular Meeting

Monday, October 8, 2018  
Ketchum City Hall  
480 East Avenue North, Ketchum, ID 83340

1. **4:00 PM - SITE VISIT – Long Solar Project; 420 Sage Rd. #2** (Winter Sun Condos Lot 25 Unit 2)
2. **4:30 PM - SITE VISIT – Kingen Variance; 206 Skiway Dr.** (Warm Springs Village Sub Lot 2, Block 2)
3. **5:00 PM - SITE VISIT – Northwest Institute of Energy Medicine Conditional Use Permit, 100 Bell Drive, Unit B** (Industrial Park Sub Lot 2)
4. **5:15 PM - SITE VISIT – Argyros Sign Variance, 120 S. Main St.** (Ketchum Lot 4A, Block 1)
5. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
6. **PUBLIC COMMENT** - Communications from the public for items not on the agenda.
7. **CONSENT CALENDAR—ACTION ITEMS**
  - a. **Minutes:** September 10, 2018
  - b. **Minutes:** September 25, 2018
8. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**
  - a. **ACTION - Zoning Code Amendment:** Residential Use in the Light Industrial Districts. The Commission will consider a City-initiated amendment to Title 17, the zoning ordinance, of the Ketchum Municipal Code by amending: section 17.08.020: terms defined; section 17.18.140 through 17.18.160: purpose of the light industrial districts number 1, 2, and 3; section 17.12.010: zoning and overlay districts and map; section 17.12.020: district use matrix; section 17.12.030: dimensional standards, districts matrix; section 17.12.050: LI-1, LI-2, and LI-3 dimensional standards, district matrix; section 17.124.090: residential: light industrial districts; section 17.124.130: fences, hedges and walls.
  - b. **ACTION ITEM - Long Solar Energy Project Mountain Overlay Design Review:** 420 Sage Road #2: (Winter Sun Condominiums: Lot 25: Unit 2). *Continued from August 13, September 10, 2018.* The Commission will consider and take action on an application for a 598 square foot ground mounted solar array and a roof mounted solar thermal water heating system. The ground mounted solar array is proposed to be sited within the common area of Winter Sun Condominium.
  - c. **ACTION - Kingen Variance Request:** 206 Skiway Drive (Warm Springs Village Sub Lot 2 Block 2) The Commission will consider and take action on a request by Gerald Kingen for a variance from the 15-foot setback required in the Tourist-3000 Zoning District to accommodate an elevator addition to an existing, nonconforming single-family residence.
  - d. **ACTION – Northwest Institute of Energy Medicine Conditional Use Permit,** 100 Bell Drive Unit B (Industrial Park Sub Lot 2) The Ketchum Planning and Zoning Commission will consider and take action on a conditional use permit application from Isabella Cazamira The proposed business includes several components: wholesaling and warehousing, which are permitted uses in the LI-2 zoning district, and hoccatt ozone therapy, which falls under the definition of “Health and Fitness Facility”. Hoccatt ozone therapy is a passive exercise conducted with an oxygen breathing device and is intended to increase strength and energy levels. In the LI-2 zoning district “Health and Fitness Facilities” are permitted only with Conditional Use Permit approval.
  - e. **ACTION ITEM - Argyros Performing Arts Center Sign Variance:** 120 S. Main St.: (Lot 4A, Block 1). *Continued from September 10, 2018.* The Commission will consider and take action on a request for a variance by Timothy Mott for a poster-like informational sign for the Argyros Performing Arts Center. This item to be continued to the next meeting.
9. **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**
10. **COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
11. **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.*