



PLANNING AND ZONING COMMISSION AGENDA

Monday, August 13, 2018
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

1. **5:00 PM – SITE VISIT: 420 Sage Road #2: Solar Energy Project Mountain Overlay Design Review**
2. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
3. **PUBLIC COMMENT** - Communications from the public for items not on the agenda.
4. **CONSENT CALENDAR—ACTION ITEMS**
 - a. **Minutes:** July 9, 2018
5. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**
 - a. **ACTION – Long Solar Energy Project Mountain Overlay Design Review:** 420 Sage Road #2 (Winter Sun Condominiums: Lot 25: Unit 2), The Commission will consider and take action on a Mountain Overlay Design Review application by Mitch Long & Margit Donhowe, represented by Alex McKinley of Empowered Solar, for the installation of a 598 sq. ft. ground mounted solar array and a roof mounted solar thermal water heating system.
 - b. **ACTION - Long Term Rental in Avalanche Areas Text Amendment:** The Commission will consider and take action on a City-initiated amendment to allow long-term winter season rentals within the City of Ketchum avalanche district for non-engineered single-family dwellings.
 - c. **ACTION -- Design Review Administrative Authority:** The Commission will consider City-initiated amendments to Chapter 17.96: Design Review, Section 17.08.020: Terms Defined, and Chapter 17.04: Mountain Overlay Zoning District to modify the authority of the Administrator to review and approve certain Design Review application projects.
 - d. **ACTION: Zoning Code Amendment:** Residential Use in the Light Industrial Districts. (*Continued from March 6, March 27th, April 9th, May 14, May 29, June 11, June 25, July 9, 2018.*) The Commission will consider City-initiated amendments to Title 17, Section 17.124.090, Residential, Light Industrial Districts, and Section 17.12.020, District Use Matrix.
6. **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**

Library Appeal Status
7. **COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
8. **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.