



PLANNING AND ZONING COMMISSION AGENDA-REGULAR MEETING

Monday, June 11, 2018

Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

1. **4:45 PM – SITE VISIT: Stevens Subdivision, 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition)**
2. **5:00 PM– SITE VISIT: Kenworthy Residence, 791 E. 5th St. (Ketchum FR NWNW TL 3155 Sec 18 4N 18E)**
3. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
4. **PUBLIC COMMENT** - Communications from the public for items not on the agenda.
5. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF**
 - a. **Re-Zone Request in the GR-L/Tourist Zones:** APPLICATION WITHDRAWN The Commission will consider and take action on a request by the applicant to rezone lot 1a, block 67 from GR-L/Tourist to Tourist.
 - b. *Discussion item withdrawn*
 - c. **Stevens Subdivision:** 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition) The Commission will consider a Preliminary Plat subdivision application to subdivide 314 River Run Drive into two lots.
 - d. **Kenworthy Residence Lift:** 791 E. 5th Street (Ketchum FR NWNW TL 3155) The Commission will hear public comment, consider and provide feedback on a Pre-Application Mountain Overlay Design Review of a new lift (tram/outdoor elevator) system comprised of two loading platforms, a track, and an enclosed cab designed to enhance access to an existing single-family residence.
 - e. **Warfield Brewery:** 280 N. Main Street (AM Lot 3AA, Blk 3, Ketchum) The Commission will consider and take action on an application for Design Review approval of a 6,375 sq. ft. addition to the existing Warfield Distillery & Ale House. The addition will include an expansion of the distillery operations, a new tasting room, sales space, and two residential units on the upper level.
 - f. **Zoning Code Amendment:** Community Core retail square footage. *Continued from March 27th, April 9th, 2018, May 14, 2018, and May 29, 2018.* The Commission will consider City-initiated amendments to Title 17, Section 17.12.040, Dimensional Standards – CC District Matrix, Section 17.12.010, Zoning Map Districts, and Section 17.12.020, District Use Matrix.
 - g. **Zoning Code Amendment:** Residential Use in the Light Industrial Districts. *Continued from March 27th, April 9th, 2018, May 14, 2018, and May 29, 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. **CONSENT CALENDAR**
 - a. **Minutes:** May 29, 2018
 - b. **Findings of Fact and Conclusions of Law:** Stevens Subdivision, 314 River Run Drive (Lot 19, Sun Valley Subdivision, 1st Addition)
7. **FUTURE PROJECTS AND NOTICING REQUIREMENTS**
8. **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**
9. **COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
 - Appeal Status
 - Street Standards and Signs Update Workshop
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.