



PLANNING AND ZONING COMMISSION AGENDA-REGULAR MEETING

Monday, May 14, 2018

Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

1. **4:45 PM – SITE VISIT: Re-Zone Request in the GR-L/Tourist Zone, Lots 1-4, block 67** (Corner of N. 2nd Ave and W. 6th St.)
2. **5:00 PM – SITE VISIT: WDC Ketch Housing Proposal, 560 N. 1st St. (Lot 6, Blk 35)**
3. **5:15 PM – SITE VISIT: 231 E. Sun Valley Road Condo Subdivision, 231 E. Sun Valley Rd. (Lot 8, Blk 17)**
4. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
5. **PUBLIC COMMENT** - Communications from the public for items not on the agenda.
6. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF**
 - a. **Zoning Code Amendment:** Community Core subdistricts and retail uses. *Continued from March 27th, and April 9th, 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.
 - b. **Zoning Code Amendment:** Residential Use in the Light Industrial Districts. *Continued from March 27th, and April 9th, 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.
 - c. **Briscoe & Associates Conditional Use Permit:** 220 N, Main Street (Lot 2AA Blk 3, Ketchum Townsite:) *Continued from April 9, 2018* The Commission will consider and take action on a Conditional Use Permit application for a business office located on the ground floor of an existing commercial building in the Commercial Core Retail Core Sub-district (CC-A).
 - d. **Re-Zone Request in the GR-L/Tourist Zones:** The Commission will consider and take action on a request by the applicant to rezone lots 1-4, block 67 from GR-L/Tourist to GR-L.
 - e. **231 E. Sun Valley Road Condos Subdivision:** The Commission will consider and take action on a request by the applicant to convert a two-story mixed-use building, currently under construction to a two-unit condominium building to contain office and residential space.
 - f. **WDC Ketch Housing Proposal:** 560 N. 1st St. (Lot 6, Blk 35) - The Commission will hear public comment, consider and provide feedback on a Pre-Application Design Review for a multi-family housing proposal.
 - g. **Text Amendment - Setback Definition:** *Continued from March 12th and April 9th, 2018.* The Commission will consider a request to amend the City of Ketchum Municipal Code, Title 17, Zoning Code, Section 17.08.020, Terms Defined, to amend the definition of “Setback” to exclude below grade buildings and structures. Additional city-initiated text amendments to Chapter 17.96, Design Review, Chapter 17.88, Floodplain Management Overlay, Chapter 17.104 Mountain Overlay Zoning District, Chapter 17.124, Development Standards, and Section 17.128.020, Supplementary Yard Regulations will be considered.
7. **CONSENT CALENDAR**
 - a. **Minutes:** April 9, 2018
 - b. **KSVVA Fire Training Facility Findings of Fact and Conclusions of Law**
8. **FUTURE PROJECTS AND NOTICING REQUIREMENTS**
9. **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**
10. **COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
 - Appeal Process
 - Construction Activity Plan
 - Street Standards and Signs Update Workshop
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.