



PLANNING AND ZONING COMMISSION AGENDA-REGULAR MEETING
Monday, March 12, 2018
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

1. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
2. **PUBLIC COMMENT** - Communications from the public for items not on the agenda.
3. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF**
 - a. **Stott Residence**: 600 N. Walnut Ave. (Lot 1 and Lot 2, Block 91, Ketchum Townsite). The Commission will consider and take action on a Mountain Overlay Design Review Application for a new single-family residence.
 - b. **Re-zone Request in Mortgage Row**: Request by Dwight & Susan Coburn and Robert, Kenneth, & Nancy Dreyer (DHD Properties LLC) to rezone Lots 17, 18, and 19 of the Mortgage Row Subdivision from the Limited Residential One Acre District (LR-1) to the General Residential Low-Density District (GR-L). Subject properties are located at 12696, 12698, & 12700 Highway 75, Ketchum, Idaho 83340.
 - c. **Zoning Code Amendments** – Community Core subdistricts and retail uses: 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. Continue to March 27, 2018.
 - d. **Zoning Code Amendment** – Short Term Rentals: City-initiated amendments to Title 17, Chapter 17.08, Definitions, Section 17.12.020, District Use Matrix, and Section 17.124.070 Accessory Dwelling Units. Continue to March 27, 2018.
 - e. **Zoning Code Amendment** – Residential Use in the Light Industrial Districts: City-initiated amendments to Title 17, Section 17.124.090, Residential, Light Industrial Districts, and Section 17.12.020, District Use Matrix. *Continue to March 27, 2018.*
 - f. **Zoning Code Amendment** – Setback Definition: The Commission will hold a public hearing and take action on application for a text amendment by Jonathan and Rebecca Neeley to amend Title 17, Zoning, of the Ketchum Municipal Code, Chapter 17.08, Definitions, to amend the definition “setback” to permit below grade structures to encroach into required setbacks.
4. **CONSENT CALENDAR**
 - a. **Minutes**: February 12, 2018;
 - b. **Minutes**: February 26, 2018
 - c. **Findings of Fact and Conclusions of Law for The Onyx at Leadville Residences Project**
5. **FUTURE PROJECTS AND NOTICING REQUIREMENTS**
6. **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**
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.