



Northwood Light Industrial PLANNING AND ZONING COMMISSION AGENDA-REGULAR MEETING

Monday, November 13, 2017

Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

1. **5:00 PM – SITE VISIT: 180 Northwood Way Mixed Use Building Design Review: 180 Northwood Way, Ketchum, ID (Northwood Light Industrial Amended Lot 5A).**
2. **5:20 PM – SITE VISIT: 207 Jade Street, Flynt Detached Garage, Design Review Approval of a new detached garage within the Mountain Overlay District.**
3. **5:45 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. **COMMUNICATIONS FROM STAFF**
 - a. 180 Northwood Mixed-Use Design Review: 180 Northwood Way, Ketchum, ID (Northwood Light Industrial Amended Lot 5A). The Commission will consider and take action on an application by 180 Northwood Way, for Design Review of a new mixed use two-story building with office space on the second floor and a combination of retail and warehouse space on the first floor.
 - b. Flynt Residence Mountain Overlay Design Review: 207 Jade Street, Ketchum, ID (Ketchum FR SE SW TL 3593) for a detached garage.
 - c. Continued from October 9, 2017 Sun Valley Dental Arts Design Review: 100 7th Street East Ketchum, Idaho (Ketchum Townsite, Lot 5, Block 34). The Commission will consider and take action on an application by Ben Franz for Design Review approval of a new mixed use three-story building with ground floor commercial space with two residential units on the second floor and one residential unit on the third floor.
 - d. Zoning Code Amendments: City initiated text amendment, amending the following: (1) Title 16, Ketchum Municipal Code, to add an avalanche development and design standard for proposed subdivisions within designated avalanche areas (16.04.040 R); (2) Title 17, Ketchum Municipal Code, to amend the avalanche zone district use restrictions by clarifying allowed construction purposes (17.92.010 A.6.), clarifying that subdivisions in high hazard avalanche areas within the mountain overlay district are prohibited, and further clarifying when townhome, condominium and subdivision developments in high and moderate avalanche areas within the city are conditionally allowed (17.92.010 D.5.); (3) Title 17, Ketchum Municipal Code, to add a commercial snow storage definition (17.08.020), to add development standards for commercial snow storage (17.124.160), and amend the city's district use matrix to specify appropriate locations for commercial snow storage (17.12.020.A.6.); and, (4) providing a repealer clause; providing a savings and severability clause; and providing an effective date.
6. **CONSENT CALENDAR**
 - a. Minutes: October 9, 2017
 - b. Findings of Fact and Conclusions of Law for Greyhawk Parking Lot Conditional Use Permit Renewal: Located at the south end of Gates Road (Lot 16, Block 2, Greyhawk II Subdivision and Tax Lot 6856).
 - c. Findings of Fact and Conclusions of Law for Puchner Lane Conditional Use Permit: Located at the south end of Puchner Lane (Lot 2 Greyhawk III Subdivision).
7. **FUTURE PROJECTS AND NOTICING REQUIREMENTS**
8. **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**
9. **COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
 - a. Discussion of Requiring Bear-Proof Trash Containers in Ketchum
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.