



**PLANNING AND ZONING COMMISSION AGENDA-SPECIAL MEETING**

**Monday, August 14, 2017**

**Ketchum City Hall**

**480 East Avenue North, Ketchum, ID 83340**

1. **5:00 PM – SITE VISIT: Peter Residence Mountain Overlay Pre-Application Design Review: 124 Sage Road, Ketchum, ID (Warm Springs Village 4th Add Lot 7 BLK 3 31,363 SF).**
2. **5:15 PM – SITE VISIT: Hotel Ketchum Coffee Shop Design Review: 620 North Main Street, Ketchum, ID (Ketchum Lots 2, S 2' of 3 BLK 7 3,179 SF).**
3. **5:30 PM – SITE VIST: Leadville Residential Pre-Application Design Review, Southwest corner of South Leadville Avenue and Onyx Street, Ketchum, ID (Trail Creek Condos Amended Block 1 SEC 18 4N 18E 14,992 SF).**
4. **5:45 PM – SITE VISIT: Flynt Residence Mountain Overlay Design Review: 207 Jade Street, Ketchum, ID (Ketchum FR SE SW TL 3593 SEC 18 4N 18E).**
5. **6:00 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
6. PUBLIC COMMENT - Communications from the public for items not on the agenda.
7. COMMUNICATIONS FROM STAFF
  - a. *Continued from May 23, 2017, June 12, 2017, and July 10, 2017* Sun Valley Dental Arts Design Review: 100 7<sup>th</sup> 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.
  - b. Hotel Ketchum Coffee Shop Design Review: 620 North Main Street, Ketchum, ID (Ketchum Lots 2, S 2' of 3 BLK 7 3,179SF). The Commission will consider and take action on an application by Ketchum & Mustard, LLC for Design Review approval of a new 1,364 square-foot coffee shop to replace the 1,364 square-foot Bellemont Radio Station.
  - c. Flynt Residence Mountain Overlay Design Review: 207 Jade Street, Ketchum, ID (Ketchum FR SE SW TL 3593 SEC 18 4N 18E). The Commission will consider and take action on an application by Susan Flynt for Mountain Overlay Design Review approval of a 2,318 square-foot addition to an existing residence containing a new garage and master suite.
  - d. Peter Residence Mountain Overlay Pre-Application Design Review: 124 Sage Road, Ketchum, ID (Warm Springs Village 4th Add Lot 7 BLK 3 31,363 SF). The Commission will consider and take action on an application by Pete Peter for Mountain Overlay Pre-Application Design Review for a new 4,907 square foot residence.
  - e. Leadville Residential Pre-Application Design Review: Southwest corner of South Leadville Avenue and Onyx Street, Ketchum, ID (Trail Creek Condos Amended Block 1 SEC 18 4N 18E 14,992 SF). The Commission will consider and take action on an application by HollisRumpeltes Architects for Pre-Application Design Review for a new residential multi-family development.
  - f. Ordinance #1177: City-initiated text amendments to Title 17, Chapter 17.88, Floodplain Management Overlay Zoning District. The Planning and Zoning Commission will hold a

public hearing to consider Ordinance #1177. Ordinance #1177 amends the zoning code to permanently adopt the interim procedures for emergency riparian alteration and emergency city actions City Council adopted via Emergency Ordinance #1172 in April 2017; the regulations adopted by Emergency Ordinance #1172 otherwise expire in October 2017.

8. CONSENT CALENDAR

- a. Minutes: June 12, 2017
- b. Minutes: July 7, 2017
- c. Minutes: Jul7 10, 2017

9. FUTURE PROJECTS AND NOTICING REQUIREMENTS

10. STAFF REPORTS & CITY COUNCIL MEETING UPDATE

11. COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

12. 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.*