



## PLANNING AND ZONING COMMISSION AGENDA

Monday, April 10, 2017

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. COMMUNICATIONS FROM STAFF
  - a. Public Hearing, Zoning Code Amendments Phase II – Motor Vehicle Fueling Stations: City-initiated text amendments to Chapter 17.08, Definitions, Section 17.12.020, District Use Matrix, and Chapter 17.124, Development Standards to amend regulations for motor vehicle fueling stations in order to protect the health, safety and welfare of the public and to align regulations for the use with the Comprehensive Plan.
  - b. Kneebone Final Plat: 500 N. Washington Ave, Ketchum, ID (Ketchum, Lot 8, Block 15). The Commission will consider and take action on an application by Kneebone, LLC for a final plat for a three-story mixed use condominium building.
  - c. Discussion of Emergency Ordinance #1172 of the City of Ketchum, to amend Title 17, Zoning Regulations, Chapter 17.88, Floodplain Management Overlay Zoning District, finding an imminent peril to the public health, safety, or welfare due to anticipated flooding caused by Wood River Valley snowpack being 180% above normal and therefore amending Ketchum City Code 17.88 to provide for emergency procedures for riparian alteration and emergency city actions; providing a savings and severability clause; and providing an effective date.
4. CONSENT CALENDAR
  - a. Minutes: March 13, 2017
  - b. Knudson Conditional Use Permit 491 East 10<sup>th</sup> Street, Ketchum, Idaho (Tenth St Light Industrial Complex, Building A Unit 1): Findings of Fact and Conclusions of Law
  - c. Sun Valley Mixed Use Project, 231 Sun Valley Road, Ketchum, Idaho (Lot 8 Remainder, Block 17, Section 18, Township 4): Findings of Fact and Conclusions of Law
  - d. Angel Wings Retail Addition, 320 North Leadville Ave Ketchum, Idaho (Ketchum Lot 2 Block 24): Findings of Fact and Conclusions of Law
  - e. Argyros Performing Arts Center Design Review: 120 South Main Street and 111 South Leadville, Ketchum, Idaho (Leadville, Ketchum, Idaho (Ketchum Lot 4, Block 1, West 10' of Alley and Ketchum Lot 8, Block 1, East 10' of Alley): Findings of Fact and Conclusions of Law
  - f. Kneebone Final Plat: 500 N. Washington Ave, Ketchum, ID (Ketchum, Lot 8, Block 15): Findings of Fact and Conclusions of Law
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.*