



PLANNING AND ZONING COMMISSION AGENDA

Monday, March 13, 2017

Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

1. **5:00 PM- SITE VISIT: Sun Valley Mixed Use Project - 231 Sun Valley Road, Ketchum Idaho (Lot 8 Remainder, Block 17, Section 18, Township 4)**
2. **5:15 PM- SITE VISIT: Angel Wings Retail Addition - 320 North Leadville Ave, Ketchum Idaho (Ketchum Lot 2 Block 24)**
3. **5:30 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. Discussion on Emergency Ordinance 1169 of the City of Ketchum, Finding an Imminent Peril to the Public Health, Safety or Welfare Due to Pending Litigation and Therefore Amending Ketchum City Code 17.124.040 To Provide for A Floor Area Exceedance Agreement and Clarify the Administrative Procedures of Such Chapter; Providing a Savings and Severability Clause; And Providing An Effective Date - City Administrator Suzanne Frick and Matthew Johnson, City Attorney
 - b. Public Hearing - *Continued from February 13, 2017, and February 27, 2017*: Knudson Conditional Use Permit 491 East 10th Street, Ketchum, Idaho (Tenth St Light Industrial Complex, Building A Unit 1): The Commission will consider and take action on an application for a Conditional Use Permit application for a live-work studio.
 - c. Sun Valley Mixed Use Project, 231 Sun Valley Road, Ketchum, Idaho (Lot 8 Remainder, Block 17, Section 18, Township 4): The Commission will consider and take action on Design Review approval for a new two story building to be used for residential and commercial use.
 - d. Angel Wings Retail Addition, 320 North Leadville Ave Ketchum, Idaho (Ketchum Lot 2 Block 24) The Commission will consider and take action on Design Review approval for a commercial addition.
 - e. Zoning Code Amendments, Phase II - Dark Sky Chapter Text Amendment: Text amendments to the City of Ketchum Municipal Code to amend Ordinance 1135, Title 17 Zoning Code, Chapter 17.132 "Dark Skies" Section 17.132.010 "General Provisions" and Section "17.132.020 "Criteria." The proposed amendments to Chapter 17.132 "Dark Skies" will include amendments to establish a dark sky lighting curfew, establish standards for holiday lighting, and establish lighting color temperature and photometric standards.
6. CONSENT CALENDAR
 - a. Minutes: February 13, 2017
 - b. Minutes: February 27, 2017
 - c. Argyros Performing Arts Center Design Review (Ketchum Lot 4, Block 1, West 10' of Alley and Ketchum Lot 8, Block 1, East 10' of Alley): Findings
7. FUTURE PROJECTS AND NOTICING REQUIREMENTS
8. STAFF REPORTS & CITY COUNCIL MEETING UPDATE
9. COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE
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.