



## PLANNING AND ZONING COMMISSION AGENDA

Monday, September 10, 2018  
Ketchum City Hall  
480 East Avenue North, Ketchum, ID 83340

1. **4:00 – SITE VISIT – Felker Residence Mountain Overlay Design Review: 255 Hillside Dr (Lot 33, Block 2, Warm Springs Subdivision #5)**
2. **4:30 PM – SITE VISIT - Light Industrial Tour: Rotary Park**
3. **5:15 PM - SITE VISIT – 760 N Washington Ave Mixed-Use Building Pre-Application Design Review: 760 N. Washington Ave. (Ketchum Townsite, Block 13, Lot 6)**
4. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
5. **PUBLIC COMMENT** - Communications from the public for items not on the agenda.
6. **CONSENT CALENDAR—ACTION ITEMS**
  - a. **Minutes:** August 13, 2018
7. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**
  - a. **Argyros Performing Arts Center Sign Variance:** Argyros Performing Arts Center, 120 S. Main St.: (Lot 4A, Block 1). The Commission will take action to *continue* review of the Variance request to October 8, 2018.
  - b. **Long Solar Energy Project Mountain Overlay Design Review:** 420 Sage Road #2: (Winter Sun Condominiums: Lot 25: Unit 2). (Continued from August 13<sup>th</sup>). The Commission will take action to *continue* review of the Mountain Overlay Design Review Application to October 8, 2018.
  - c. **ACTION – Accepting Record of the Decision of the Administrator:** Regarding Floodplain Development Permit Application 18-068 approving the construction of a scour pad by the City of Ketchum within Warm Springs Creek, and to schedule a hearing date for the appeal.
  - d. **ACTION - Design Review Administrative Authority:** The Commission will consider City-initiated amendments to Chapter 17.96: Design Review, Section 17.08.020: Terms Defined, and Chapter 17.04: Mountain Overlay Zoning District to modify the authority of the Administrator to review and approve certain Design Review application projects.
  - e. **ACTION - Zoning Code Amendment:** Residential Use in the Light Industrial Districts. (*Continued from March 6, March 27<sup>th</sup>, April 9<sup>th</sup>, May 14, May 29, June 11, June 25, July 9, August 13, 2018.*) The Commission will consider City-initiated amendments to Title 17, Section 17.124.090, Residential, Light Industrial Districts, and Section 17.12.020, District Use Matrix.
  - f. **ACTION – 760 N. Washington Mixed-Use Building Pre-Application Design Review:** 760 N. Washington Ave.: (Ketchum Townsite: Block 13: Lot 6). The Commission hear public comment, consider, and provide feedback on a Pre-Application Design Review for a new three-story, mixed-use building containing commercial/retail space and one (1) community housing unit on the first-floor and one (1) residential unit on the second and third floors.
  - g. **ACTION – Felker Residence Mountain Overlay Design Review:** 255 Hillside Dr. (Lot 33, Block 2, Warm Springs Subdivision #5) The Commission will consider and take action on a Mountain Overlay Design Review Application for a single-family residence in the Mountain Overlay.
8. **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**
  - a. **Felker Residence Mountain Overlay Findings of Fact and Conclusions of Law**
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.*