



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

**Monday, October 09, 2017**

**Ketchum City Hall**

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

1. **5:00 PM – SITE VISIT: 100 Northwood Mixed Use Pre-Application Design Review: 100 Northwood Way, Ketchum, ID (Northwood Light Industrial Lot 9).**
2. **5:20 PM – SITE VISIT: 320 Crystal Court, Ransohoff Landscaping Approval, Administrative Design Review Approval of landscaping 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. [Continued from May 23, June 12, July 10, and August 14, September 11, 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. [Grumpy's Conditional Use Permit Review](#): 860 Warm Springs Road (Ketchum Lot 3 Block 9). The Commission will consider and take public comment on the existing Conditional Use Permit for Grumpy's Restaurant. Three written complaints have been received by Staff. As per the condition of approval Staff has noticed a public hearing before the Commission to review the Conditional Use Permit.
  - c. [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). The Commission will consider and take action on an application by Sun Valley Company for a renewal of the Conditional Use Permit for the Greyhawk Parking lot used for skier parking.
  - d. [Puchner Lane Conditional Use Permit](#): Located at the south end of Puchner Lane (Lot 2 Greyhawk III Subdivision). The Commission will consider and take action on an application by Sun Valley Company for a renewal of the Conditional Use Permit for the Puchner Lane equipment storage, employee parking and public skier/ pedestrian pathway.
  - e. [100 Northwood Mixed-Use Pre-Application Design Review](#): 100 Northwood Way, Ketchum, ID (Northwood Light Industrial Lot 9). The Commission will consider and take action on an application by 100 Northwood Way, LLC for Pre-Application Design Review of a new mixed use two-story building with two residential units on the second floor and a hybrid production facility on the first floor.
6. CONSENT CALENDAR
  - a. Minutes: [September 11, 2017](#)
  - b. [Peter Residence Mountain Overlay Design Review](#): 124 Sage Road, Ketchum, ID (Warm Springs Village 4th Add Lot 7 BLK 3 31,363 SF): Findings of Fact and Conclusions of Law.
  - c. Findings of Fact and Conclusions of Law for Ransohoff Administrative Design Removal approval of landscaping within the Mountain Overlay District at 320 Crystal Court, Ketchum, Idaho
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.*