



PLANNING AND ZONING COMMISSION AGENDA-REGULAR MEETING

Monday, February 12, 2018

Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

1. 5:00 PM – SITE VISIT: Stott Residence, Pre- Design Review Mountain Overlay Application: 600 N. Walnut Ave., Ketchum, ID. (Lot 1, Block 91, Ketchum Townsite).
2. 5:15 PM – SITE VISIT: Bigwood Square, LLC., Pre-Design Review Application: 380 East Ave., Ketchum, ID. (Lot 4, Block 44, Ketchum).
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. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF**
 - a. **Stott Residence:** 600 N. Walnut Ave. (Lot 1 and Lot 2, Block 91, Ketchum Townsite). The Commission will hear public comment, consider, and provide feedback on a Pre-application Mountain Overlay Design Review request for a new single-family residence.
 - b. **Bigwood Square:** 380 N. East Ave, (Lot 4, Block 44, Ketchum). The Commission will hear public comment, consider and provide feedback on a Pre-Application Design Review request by Bigwood Square, LLC. for a new two-story retail/ mixed-use building containing ground-floor retail space with retail storage space or a potential residential unit on the second-floor.
 - c. **The Onyx at Leadville Residence Project:** Corner of S. Leadville Ave. and Onyx St. (Block 1, Trail Creek Condominiums Amended). The Commission will consider and take action on an application for Design Review approval of a new condominium project with 8 residential units and underground parking.
 - d. **Re-zone Request in Mortgage Row:** Request by Dwight & Susan Coburn and Robert, Kenneth, & Nancy Dreyer (DHD Properties LLC) to rezone Lots 17, 18, and 19 of the Mortgage Row Subdivision from the Limited Residential One Acre District (LR-1) to the General Residential Low-Density District (GR-L). Subject properties are located at 12696, 12698, & 12700 Highway 75, Ketchum, Idaho 83340.
 - e. **Avalanche and Snow Storage Zoning and Subdivision Code Amendments *Continued from January 8, 2018*:** City-initiated text amendments amending Title 17, Ketchum Municipal Code, Chapter 17.08, Chapter 17.12, Chapter 17.92, Chapter 17.124, and Section 17.92.010 and Title 16, Ketchum Municipal Code, Section 16.04.040.
6. **CONSENT CALENDAR**
 - a. **Minutes:** January 8, 2018
 - b. **Findings of Fact and Conclusions of Law for 100 Northwood Way Mixed-Use Development Design Review**
 - c. **Findings of Fact and Conclusions of Law for 100 Northwood Way Conditional Use Permit (CUP) for residential units within the Light Industrial-2 (LI-2) Zoning District**
 - d. **Findings of Fact and Conclusion of Law for Sun Valley Dental Arts Design Review**
7. **FUTURE PROJECTS AND NOTICING REQUIREMENTS**

Review of 2014 Comprehensive Plan scheduled for February 26, 2018.
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.