



Planning and Zoning Commission - Regular Meeting AGENDA

Monday, July 13, 2020 at 5:30 PM
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

In recognition of the Coronavirus (COVID-19), members of the public may observe the meeting live on the City's website at ketchumidaho.org/meetings.

If you would like to comment on a PUBLIC HEARING item, please submit your comment to participate@ketchumidaho.org by noon the day of the meeting. Comments will be provided to the Planning and Zoning Commission

If you would like to phone in and provide comment on a PUBLIC HEARING item on the agenda, please dial the number below. You will be called upon for comment during that agenda item

If you would like to provide comment on a PUBLIC HEARING item on the agenda in person, you may speak to the Commission when called upon but must leave the room after speaking and observe the meeting outside City Hall.

Dial-in: 669-900-9128

Meeting ID: 983 2781 8226

CALL TO ORDER

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

CONSENT CALENDAR—ACTION ITEMS

- 1. Nalen Appeal Findings of Fact and Conclusions of Law**
- 2. 3020 Warm Springs Rd Duplex Design Review Findings of Fact and Conclusions of Law**
- 3. Cherp Conditional Use Permit Findings of Fact and Conclusions of Law**

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

- 4. ACTION - North Pass Subdivision Preliminary Plat: 128 & 130 Short Swing Lane A & B (North Pass Condominiums No. 8: Units A & B) The Commission will consider and make a recommendation regarding a Townhouse Subdivision Preliminary Plat to convert an existing duplex containing two condominium units located at 128 and 130 Short Swing Lane within the City's General Residential Low Density (GR-L) Zoning District into two townhomes.**
- 5. ACTION - West Ketchum Residences Phased Agreement and Preliminary Plat: 150 Bird Drive (Lot 5AA, Bavarian Village Sub)The Commission will consider and make a recommendation regarding a Townhouse Subdivision Preliminary Plat and Phasing Plan and Agreement application**

submitted by Galena Engineering on behalf of West Ketchum Residences, LLC for a 10-unit townhome development proposed for 150 Bird Drive .

6. **ACTION - Fourth and Walnut Mixed-Use Building Design Review:** (Project Location: Ketchum Townsite: Block 44: Lots 7 and 8, 371 and 391 N Walnut Avenue) The Commission will consider and take action on a Design Review Application submitted by Graham Whipple of Resin Architecture for a new 20,876 square-foot, two-story mixed-use building and associated site improvements located on two lots at the southwest corner of the intersection of Walnut Avenue and 4th Street within the Retail Core of the Community Core (CC-1).
7. **ACTION - Floodplain Ordinance Amendments** The Planning and Zoning Commission will consider amendments to Ketchum Municipal Code, Title 17, Zoning, Chapter 17.88, Floodplain Management Overlay Zoning District and Chapter 17.08, Definitions.
8. **ACTION - Gem Street Subdivision Preliminary Plat and Lot Line Shift: 131 and 151 Topaz Street** (Lot 1, Shelby Dukes Sub and Ketchum FR SE SW TL 8490 SEC 18 4N 18E) The Commission will consider and make a recommendation regarding a Preliminary Plat submitted by Fritz Haemmerle and Reli Haemmerle to subdivide and adjust the existing lot lines shared by two existing parcels, 131 Topaz (Lot 1, Shelby Dukes Sub) and 151 Topaz (Ketchum FR SE SW TL 8490 SEC 18 4N 18E) into three (3) lots. **Continued to August 11, 2020**

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

ADJOURNMENT

Due to physical distancing requirements, there will be limited public attendance at Ketchum Planning and Zoning Commission meetings. The public may speak in person on PUBLIC HEARING items but must leave the room after speaking.

The public may also provide comments on PUBLIC HEARING items by calling the number above. Anyone may observe the meeting outside City Hall or watch the meeting at ketchumidaho.org/meetings.

This agenda is subject to revisions and additions. Public information on agenda items is available in the Planning and Building Department located at 480 East Ave. N. in Ketchum or by calling 208-726-7801.

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.