



## Planning and Zoning Commission Meeting - Regular AGENDA

Tuesday, August 10, 2021 at 4:30 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](http://ketchumidaho.org/meetings).

If you would like to comment on the agenda item, please submit your comment to [participate@ketchumidaho.org](mailto: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 the agenda item, please find the instructions, phone number, and meeting identification on the following page of this agenda. You will be called upon for comment during that agenda item.

If you would like to provide comment on the agenda item 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.

### **CALL TO ORDER**

### **COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

### **CONSENT CALENDAR—ACTION ITEMS**

### **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**

1. ACTION ITEM: Pre-Application Design Review for the development of a new 11,656 square foot three story mixed use project located at 760 N Washington Avenue
2. ACTION ITEM: Recommendation to conduct a public hearing and take action on Design Review Permit P21-063 and Conditional Use Permit P21-064 for the Bluebird Community Housing Project located at 480 East Avenue (Block 45, Lot 3A) and the parking lot at the southeast corner of 5th Street and the Alley (Block 45, W 75' Lots 7 & 8)
3. ACTION ITEM: Recommendation to conduct a public hearing and take action on the following Zoning Code text amendments and Official District Zoning Map:  
Amend KMC 17.12.040 Dimensional Standards, CC District Matrix to modify the fourth-floor setback for projects where 100% of the residential units are community or workforce housing  
Amend KMC 17.140.090 B and C Exempt Communications Facilities, to exempt public safety antennas and any wireless communication facility located on a public use building  
Amend the City of Ketchum Official District Zoning Map to reflect the Warm Springs Development and Rezoning Agreement rezoning of Block 1 from (T) Tourist District to (GR-L) General Residential Low Density

### **STAFF AND COMMISSION COMMUNICATIONS (Planning & Zoning Commission Deliberation, Public Comment may be taken)—ACTION ITEMS**

### **ADJOURNMENT**

## PUBLIC CALL-IN INFORMATION

You may listen to the meeting through your phone or watch and listen by live streaming. If you would like to provide public comment on the agenda item, please following these instructions.

1. Dial the number below and provide the meeting ID. You may only provide comment by phone.
2. Mute your phone until the last four digits of your phone number are called out by staff.
3. **When your phone number is identified to testify, mute the sound on your computer or other device that is live streaming the meeting. Press \*6 to unmute your phone to speak.**
4. Provide your testimony on your phone and respond to any questions on your phone. You can hear the meeting through your phone.
5. When your testimony is complete, hang up the phone. You can continue watching the meeting through live steaming.

You will be muted until you are called upon to testify,  
Please do not unmute your phone until you are asked to testify.

The public has 3 minutes to provide testimony to the  
Planning and Zoning Commission.

Please keep your comments to 3 minutes.

August 10, 2021

Public Call-In Number: 1-253-215-8782

Meeting ID: 921 5317 4798

*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.*