



## **Planning & Zoning Commission Regular Meeting AGENDA**

Monday, January 13, 2020

Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

### **SITE VISITS**

1. 4:00 PM - SITE VISIT - Swan Streambank Alteration: 401 Northwood Way
2. 4:15 PM - SITE VISIT - My Sun Valley Home Design Review and CUP: 120 Northwood Way
3. 4:30 PM - SITE VISIT – City of Ketchum Fire Station Pre-Application Design Review - Saddle Road (adjacent to the south of 101 E. Park Circle)
4. 4:45 PM - SITE VISIT - Dean LI Conditional Use Permit: 471 E 10th St., Unit B2
5. 5:00 PM - SITE VISIT - Duval LI Conditional Use Permit: 491 E 10th St., Unit A17
6. 5:15 PM - SITE VISIT - 4th & Main Mixed-Use Building Pre-Application Design Review: Fourth and Main Streets, Northeast corner

### **CALL TO ORDER**

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

**PUBLIC COMMENT** - Communications from the public for items not on the agenda.

### **CONSENT CALENDAR—ACTION ITEMS**

7. ACTION - Minutes of December 9, 2019
8. ACTION - Gyurkey - North Town Center Conditional Use Permit Findings of Fact and Conclusions of Law, and Decision
9. ACTION – 771 E 5th Street (Bierbaum) Accessory Building Mountain Overlay Design Review Findings of Fact, Conclusions of Law, and Decision.

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

10. ACTION - Dean LI Residential Conditional Use Permit: 471 E 10th St, Unit B2 (Tenth St Light Industrial Complex Bldg B Unit 2) The Commission will consider and take action on a Conditional Use application for a work/live unit submitted by property owners Tina Dean and Ryan Dean proposing a work/live unit.
11. ACTION - Duval LI Residential Conditional Use Permit: 491 E 10th St, Unit A17 (Tenth St Light Industrial Complex Bldg A Unit 17) The Commission will consider and take action on a Conditional Use application for a work/live unit submitted by property owner Jon-Kristian A. Duval proposing a work/live unit.
12. ACTION – City of Ketchum Fire Station Pre-Application Design Review: Saddle Road (adjacent to the south of 101 E. Park Circle) The Commission will consider and give feedback on the proposed design of the new fire station.
13. ACTION - 4th and Main Mixed-Use Building Pre-Application Design Review: Main and 4th Street (Lots 1, 2, 3, and 4, Block 5, Ketchum Townsite) The Commission will consider and give feedback on the proposed design of a new four-story, 59,130 gross sq ft mixed-use building, which will include an underground parking garage, retail space on the first floor, and community housing units and market rate condominium dwelling units on the second, third, and fourth levels.
14. ACTION - My Sun Valley Home Mixed-Use Building Design Review: 120 Northwood Way (Northwood Light Industrial Park, Lot 8) The Commission will consider and take action on a Design

Review Application submitted by Don Stamp on behalf of property owners Cory and Amber Black for a new three-story 9,822 square foot mixed-use building, which will include offices, a laundry facility, and storage for My Sun Valley Home Property Services as well as three employee housing studio units on the third level.

**15. ACTION - My Sun Valley Home Mixed-Use Building Conditional Use Permit: 120 Northwood Way** (Northwood Light Industrial Park, Lot 8) The Commission will consider and take action on a Conditional Use Permit Application submitted by property owners Cory and Amber Black for three (3) new employee housing units on the third floor of the new My Sun Valley Home Mixed-Use Building located in the Light Industrial Number 2 (LI-2) Zoning District.

**16. ACTION - Swan Residence Streambank Alteration: 401 Northwood Way** (Chateaux of Northwood, Lot 12) The Commissioner will consider and take action on a floodplain development application submitted by property owner Sandra Swan proposing subgrade installation of a geogrid to be located within the 1% annual chance floodplain (Special Flood Hazard Area) but outside of the 25' riparian zone. The subject property is zoned GR-L with floodplain, floodway, and waterways design review overlays.

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

**STAFF REPORTS & CITY COUNCIL MEETING UPDATE**

**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.*