



P & Z Commission Regular Meeting AGENDA

Monday, September 09, 2019

Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

SITE VISITS

1. **4:00 PM - SITE VISIT - Sun Valley Company Monument Sign:** Warm Springs Rd and Jane Lane
 - a. Call to Order
 - b. Report of Agenda Notice Posting
 - c. Approval of Agenda
2. **4:20 PM - SITE VISIT - Lofts @ 660 N First Ave:** 660 N. First Ave.
3. **4:35 PM - SITE VISIT - Sun Valley Co Monument Sign:** Highway 75 and Serenade Lane
4. **4:50 PM - SITE VISIT - Biddle Residence:** 220 Lava St.
5. **5:05 PM - SITE VISIT - Biddle Residence:** From the intersection of Fourth and East Streets
6. **5:15 PM - SITE VISIT - Chess Lot Line Shift:** 520/540 Walnut Ave.

CALL TO ORDER

7. **5:30 PM - RECONVENE: City Hall:** 480 East Ave, North, Ketchum, Idaho

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

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

CONSENT AGENDA - ACTION ITEMS

8. **ACTION - Minutes of July 29 and July 30, 2019**
9. **ACTION - Minutes of August 12, 2019**
10. **ACTION - Minutes of August 13, 2019**

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

11. **ACTION - Ordinance 1202:** The Commission will consider and take action on proposed amendments to Community Core (CC) District Dimensional Standards and Matrix pertaining to community housing projects as set forth in §17.12.040 of Ketchum Municipal Code Title 17 Zoning Regulations.
12. **ACTION - Sun Valley Company Monument Signs: 1) Warm Springs Rd and Jane Ln; 2 and 3) Highway 75 and Serenade Ln.** A Sign Permit application submitted by Ruscitto Latham Blanton Architectura PA on behalf of Sun Valley Company for the installation of three (3) permanent signs, including two (2) directional signs for the River Run and Warm Springs ski areas.
13. **ACTION – Chess Lot Line Shift: 520 and 540 Walnut St.** (Lots 1 & 2, Block 90, Ketchum) The Commission will consider and take action on a Lot Line Shift (Readjustment of Lot Lines) application from Robert and Stacey Chess to combine two adjacent non-conforming lots of record in the Limited Residential (LR) zone, 540 N. Walnut (NW 34' x 75' of Lot 2, Block 90, Ketchum Townsite) and 520 N. Walnut (SW 21' x 75' of Lot 2, Block 90, Ketchum Townsite) into one lot.
14. **ACTION – Biddle Residence Mountain Overlay Design Review: 220 Lava Street** (Lot 1A, Block 1, Lava Street Subdivision) The Commission will consider and take action on a Design Review Application McLaughlin and Associates on behalf of property owners Leslie and George Biddle have submitted a Mountain Overlay Design Review application for the construction of a new 8,982 single-family residence located at 220 Lava Street (Lava Street Subdivision: Block 1: Lot 1A) in the Limited Residential (LR) Zoning District.

- 15. ACTION – Lofts @ 660 N First Ave. Design Review: 660 N First Ave.** (Lot 6, Block 34, Ketchum) The Commission will consider and take action on a Design Review Application submitted by Hollis Rumpeltes Architects on behalf of Galena Peak Partners LLC has submitted a Design Review application for the development of a new 3 story, 12,129 sq ft multi-family residential building located at 660 N 1st Avenue (Ketchum Townsite: Block 34: Lot 6) in the Mixed-Use Subdistrict of the Community Core (CC-2). The proposed three-story building is comprised of seven dwelling units including one community housing unit studio.
- 16. ACTION – Hammond House Mountain Overlay Design Review: 102 Sage Road** (Warm Springs Village 4, Block 3, Lot 1) The Commission will consider and take action on a Mountain Overlay Design Review application submitted by Lars Guy & Neil Middleton, architect, on behalf of property owner Dr. Rockwell Hammond, Jr. for the proposed construction of a new 4,080 square foot single-family residence in the General Residential Low Density (GR-L) Zoning District with Avalanche and Mountain Overlays.
- 17. ACTION – Hammond House Conditional Use Permit: 102 Sage Road** (Warm Springs Village 4, Block 3, Lot 1) The Commission will consider and take action on a Conditional Use Permit application submitted by Lars Guy & Neil Middleton, architect, on behalf of property owner Dr. Rockwell Hammond, Jr. for a new 4,080 square foot single-family residence in the Mountain Overlay and Avalanche Zones. The project includes the installation of an avalanche attenuation device, which requires review and approval of a Conditional Use Permit.
- 18. ACTION – Hammond House Variance: 102 Sage Road** (Warm Springs Village 4, Block 3, Lot 1) The Commission will consider and take action on a Variance application submitted by Lars Guy & Neil Middleton, architect, on behalf of property owner Dr. Rockwell Hammond, Jr. for a new 4,080 square foot single-family residence in the General Residential Low Density (GR-L) Zoning District with Avalanche and Mountain Overlays. The applicant is requesting a variance from the rear and side setbacks required in the GR-L Zone (KMC §17.12.030) as the avalanche attenuation device and building appendages encroach into the setback area.

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.