



## Planning and Zoning Commission Regular Meeting AGENDA

Monday, August 12, 2019  
Ketchum City Hall  
480 East Avenue North, Ketchum, ID 83340

### SITE VISITS

1. 4:45 PM –SITE VISIT – Hammond House: 102 Sage Road (Warm Springs Village 4, Block 3, Lot 1)
2. 4:55 PM – SITE VISIT – Deep Powder Townhomes: 255 Hillside Dr. (Warm Springs Sub #5, Lot 33, Block 2)
3. 5:15 PM – SITE VISIT – Gabbert Residence: 105 Boulder View Lane (Lot 17, Beaver Springs Sub)

### 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

4. ACTION – Minutes: July 8, 2019
5. ACTION – Ketchum Boutique Hotel Floodplain Development and Waterways Design Review Findings of Fact and Conclusions of Law
6. ACTION – Ketchum Boutique Hotel Lot Line Shift Findings of Fact and Conclusions of Law
7. ACTION – Ketchum Boutique Hotel Pre-Design Review Findings of Fact and Conclusions of Law
8. ACTION – Ketchum Boutique Hotel Planned Unit Development/Conditional Use Permit Findings of Fact and Conclusions of Law

### STAFF REPORTS & CITY COUNCIL MEETING UPDATE

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

9. ACTION – Ketchum Boutique Hotel Development Agreement:260 E River Street (Ketchum Townsite Lots 3, 21, FR 22 Blk 82 N 10' x 110' of alley S 20' x 230' of alley, Ketchum Townsite Lot 2 Block 82 10' x 110' of alley, Ketchum Townsite Lot 1 Block 82)The Commission will consider and take action on a Development Agreement application for the proposed hotel project and associated conditions.
10. ACTION – Chapter 16 Code Amendment: Proposed amendments (edits) to Title 16, Chapter 16.04, Subdivision Ordinance of the City of Ketchum.
11. ACTION – Gabbert Residence Lot Line Shift Application: 105 Boulder View Lane (Lot 17, Beaver Springs Sub) The Commission will consider and take action on Lot Line Shift application submitted by Garth McClure of Benchmark Associates on behalf of the Boulder View Revocable Trust, to reconfigure the building envelope platted on Lot 17B, Beaver Springs Subdivision, to align with the building footprint proposed for a new single-family residence. The subject property is currently undeveloped, is located at 105 Boulder View Lane, is in the LR-2 zoning district, and has a lot size of 126,033 square feet.
12. ACTION – Hammond House Mountain Overlay Design Review: 102 Sage Road (Warm Springs Village4, 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.

- 13. ACTION – Hammond House Conditional Use Permit: 102 Sage Road** (Warm Springs Village4, 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.
- 14. ACTION – Hammond House Variance: 102 Sage Road** (Warm Springs Village4, 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.
- 15. ACTION – Deep Powder Townhomes Mountain Overlay Design Review: 255 Hillside Dr.** (Warm Springs Sun #5, Lot 33, Block 2) The Commission will consider and take action on a Mountain Overlay Design Review application submitted by Lars Guy for a new 3,219 square foot 2-Unit townhome in the Avalanche and Mountain Overlays.

#### **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.*