



Planning and Zoning Commission - Regular Meeting AGENDA

Tuesday, October 13, 2020 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.

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: 999 6087 8908

CALL TO ORDER

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

CONSENT CALENDAR—ACTION ITEMS

1. Minutes of September 15, 2020
2. Minutes of September 28, 2020
3. DeLong Townhome Design Review Findings of Fact and Conclusions of Law

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

4. **ACTION - Wills Condominium Subdivision Preliminary Plat:** 3020 Warm Springs Road (A townhouse Subdivision of Wills Condominium No. 2 Amended) The Commission will consider and make a recommendation regarding a Preliminary Plat submitted by Doug and Stacey Waddell to replat the Willis Condominiums No. 2 Amended parcel to reflect a new two-unit townhouse development, the Waddell/Roush Townhomes. The subject property is 3020 Warm Springs Road. A prior platting action vacated the existing two-unit condominium development and reverted the subject property to a land parcel. The Commission approved Design Review for the design of the new two-unit development on July 13th, 2020; the units were designed with the intent of subdividing. The subject parcel is located in the General Residential – Low Density (GR-L) zoning district. **Continued from September 15, 2020**
5. **ACTION - Decked Building Addition Design Review:** 345 Lewis St (Northgate Subdivision: Block 1: Lot 15) The Commission will consider and take action on a Design Review application for a 1,825-square-foot, 25-foot tall addition to the Decked Building located at 345 Lewis Street within the City's Light Industrial Number 2 (LI-2) Zoning District.

6. **ACTION - Sun Valley Electric Bicycles Conditional Use Permit (CUP):** 100 Northwood Way, Unit C-2, Ketchum, ID 83340 (Lot 2, Northwood Light Industrial subdivision) The Commission will consider and take action on a Conditional Use Permit (CUP) application by Sun Valley Electric Bicycles LLC (Richard “Matt” Davis, Karen Davis, Mark Carnes) for a Motor Vehicle Sales business to be located at 100 Northwood Way, Unit C-2, Ketchum, ID 83340 (Lot 2, Northwood Light Industrial subdivision), which is located in the Light Industrial No. 2 zoning district.
7. **ACTION ITEM- Waterman Residence Mountain Overlay Design Review:** 604 S. Leadville Ave. (Tax Lot 6594, Ketchum FR TL 8554 SEC 18 4N 18E) This application has been withdrawn at the request of Staff.

STAFF AND COMMISSION COMMUNICATIONS AND DISCUSSION

8. Discussion on Planning and Zoning Commission authority and discretion for design review projects
9. Discussion about options to protect historic structures in Ketchum
10. Discussion about development standards in the Community Core

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.