



Planning and Zoning Commission- Regular Meeting AGENDA

Monday, June 08, 2020 at 5:30 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 or outside of the City Hall Building.

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.

Dial: 253-215-8782
Meeting ID: 977 3938 8087

If you would like to provide comment on a PUBLIC HEARING item on the agenda in person, you may speak to the Planning & Zoning 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

1. ACTION - Minutes of March 9, 2020
2. ACTION - Minutes of May 19, 2020
3. ACTION - Mountain Land Design Showroom Design Review Findings of Fact and Conclusions of Law

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

4. ACTION: Administrative Appeal of Zoning Administrator's Decision on 201 Garnet Street. Recommendation to 1) Accept Administrator's certification of procedural requirements; 2) Accept the record of the case; 3) Set the appeal hearing for June 8, 2020; 4) Affirm the determination of the Planning and Zoning Administrator and direct preparation of Findings of Fact.
5. ACTION - Cherp Work/Live Conditional Use Permit Application: 270 Northwood Way, Unit 201 (Redfish Light Industrial Condominiums, Unit 201) The Commission will consider and take action on a request from property owner Mia Cherp for a work/live unit with a 579 square foot living area and a 754 square foot work floor area; the work use, STITCHstudio, is a craft/cottage industry.
6. ACTION - 3020 Warm Springs Rd. (Waddell/Roush) Duplex Design Review: 3020 Warm Springs Rd. (Wills Condominium Subdivision No. 2) The Commission will consider and take action on a Design Review application submitted by architect Craig Lawrence, on behalf of property owners Doug and Stacey Waddell, for the development of a new duplex and associated site

improvements within the General Residential Low Density (GR-L) Zoning District. *Continued from May 19, 2020.*

7. **ACTION - Bavarian Village Townhomes Subdivision Preliminary Plat:** 112 Rember Street (Bavarian Village: Lot 2) The Commission will consider and take action on a Townhouse Subdivision Preliminary Plat application submitted by Benchmark Associates, on behalf of property owner Tim Linehan, to subdivide Lot 2 of Bavarian Village Subdivision within the General Residential High Density (GR-H) Zoning District into two townhouse sublots.
8. **ACTION - 4th & Main St Mixed-Use Building Pre-Application Design Review:** Main Street between 4th and 5th Streets (Ketchum Townsite: Block 5: Lots 1, 2, 3, and 4.) The Commission will consider and give direction on a Pre-Application Design Review submitted by Chris Ensign of Solstice Homes Development for a new four-story, 47.5 foot tall, 59,130-square-foot mixed-use building located on four lots on Main Street between 4th and 5th Streets within the Retail core of the Community Core (CC-1). *Continued from March 9, 2020.*

STAFF REPORTS & CITY COUNCIL MEETING UPDATE

ADJOURNMENT

Due to physical distancing requirements, there will be limited public attendance at Ketchum Planning & Zoning meetings.

The public may speak in person on PUBLIC HEARING items but must leave the room after speaking. The public may also provide comments on PUBLIC HEARING items by calling the number above. Anyone may observe the meeting outside City Hall or watch the meeting at ketchumidaho.org/meetings.

This agenda is subject to revisions and additions. Public information on agenda items is available in the Planning and Building Department located at 480 East Ave. N. in Ketchum or by calling 208-726-7801.

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.