



Planning and Zoning Commission - Special Meeting AGENDA

Tuesday, March 23, 2021 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 the agenda 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 the agenda item, please dial the number below. You will be called upon for comment during that agenda item.

Dial-in: 253-215-8782
Meeting ID: 954 4015 5304

CALL TO ORDER

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

CONSENT CALENDAR — ACTION ITEMS

1. Minutes of January 23, 2021
2. Minutes of February 9, 2021

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

3. ACTION ITEM: Amendment to P18-131 - Swan Streambank Alteration: 401 Northwood Way (Lot 12, Chateau of Northwood), owned by Bob and Sandra Swan, and adjacent riverbed (Ketchum FR NWSE TL 7801 SEC 12 4N 17E River Bed) owned by the City of Ketchum. The Commission will consider a proposed amendment to Floodplain Development / Stream Alteration permit P18-131, the Swan Stream Alteration/Bank Stabilization Floodplain Development and Waterways Design Review Permit. *Continued from March 9, 2021*
4. ACTION ITEM: 128 Saddle Road Design Review and Preliminary Plat with Phasing Agreement: 128 Saddle Road (Lot 2, Kneeland Subdivision) The Commission will consider and take action on applications for a new development of four (4) detached townhome units to be accessed from a private driveway taking access from Valleywood Drive. The proposed Floor Area Ratio, cumulatively, for the proposed development is 0.31.
5. ACTION ITEM: Deep Powder Townhomes Design Review and Townhouse Subdivision Preliminary Plat: 255 Hillside Drive (Warm Springs Subdivision #5: Block 2: Lot 33) The Commission will consider, and take action on Mountain Overlay Design Review and Townhouse Subdivision Preliminary Plat applications for a new two-unit detached townhome development located within the City's General Residential Low Density (GR-L) Zone and the Mountain Overlay and Avalanche Zone. The development is comprised of two 3,219-square-foot detached townhome units and associated site improvements. The project's proposed total building coverage is 33%.

6. **ACTION ITEM:** Discussion and decision to cancel the April 13, 2021 meeting of the Planning and Zoning Commission

7. **ACTION ITEM: Continue to April 27, 2021:** Westcliff Townhomes Design Review and Townhouse Subdivision Preliminary Plat with Phased Development Agreement: 106 and 110 Rember Street (Bavarian Village Subdivision: Lot 3B) The Commission will consider and take action on a new four-unit, multi-family residential development comprised of four detached 3,737-square-foot townhome units and associated site improvements. The project's proposed FAR with a parking credit for the site's groundwater issues is .67.

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.