



## Planning and Zoning Commission AGENDA

Monday, February 10, 2020

Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

### SITE VISITS

1. 4:00 PM - SITE VISIT - KETCHUM FIRE STATION DESIGN REVIEW: 107 Saddle Road
2. 4:25 PM - SITE VISIT - 210 Lewis St. Residential Use Conditional Use Permit: 210 Lewis St.
3. 4:35 PM - SITE VISIT - 100 Bell Dr Residential Use Conditional Use Permit: 100 Bell Dr.
4. 4:45 PM - SITE VISIT - 10th St Ventures Work/Live Conditional Use Permit: 471 E 10th St, Unit B13
5. 5:00 PM - SITE VISIT - Ketch II: 100 E. 6th Street (Corner of E. 6th Street and N 1st Avenue)
6. 5:15 PM - SITE VISIT - West Ketchum Residences Design Review: 150 Bird Drive

### 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

7. ACTION - Minutes of January 13, 2020
8. ACTION - Duval LI Residential Use Conditional Use Permit Findings of Fact and Conclusions of Law
9. ACTION - My Sun Valley Home Conditional Use Permit Findings of Fact and Conclusions of Law
10. ACTION - My Sun Valley Home Design Review Findings of Fact and Conclusions of Law

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

11. ACTION - Ketchum Fire Station Design Review: 107 Saddle Road. (Portion of Tax Lot 6689: Sec 12 & 13 4N 17E) The commission will consider and take action on a Design Review application submitted by Cole Architects on behalf of the City of Ketchum for the new fire station and associated site improvements located within the Tourist (T) Zoning District. The proposed 16,419 sq ft, two-story facility will accommodate four bays for fire apparatus, a turnout locker-room, rescue and technical gear storage, offices for Fire Department staff, a public meeting room, and firefighter living quarters.
12. ACTION - 10th St Ventures Work/Live Conditional Use Permit: 417 E 10th St, Unit B13 (Tenth Street Light Industrial Complex: Bldg B: Unit 13) The commission will consider and take action on a Conditional Use Permit application for a proposed work/live unit within unit B13 of the Tenth Street Light Industrial Complex. The proposed work/live unit will contain a 781 sq ft dwelling unit and 1,265 sq ft of commercial space.
13. ACTION - 210 Lewis St. Residential Use Conditional Use Permit: 210 Lewis St (Lot 1, Industrial Park Sub) The commission will consider and take action on a Conditional Use Permit application submitted by Loomis Inc. for one (1) residential apartment to be located at 210 Lewis Street (Lot 1, Industrial Park Sub) within the Light Industrial Number 2 Zoning District (LI-2).
14. ACTION - 100 Bell Dr. Residential Use Conditional Use Permit: 100 Bell Drive (Lot 2, Industrial Park Sub) The commission will consider and take action on a Conditional Use Permit application by Loomis Inc for one (1) residential apartment and one (1) work/live unit to be located at 100 Bell Drive (Lot 2, Industrial Park Sub) within the Light Industrial Number 2 Zoning District (LI-2); an additional residential apartment already exists within the building (approved in 1977).

- 15. ACTION - West Ketchum Residences Design Review: Lots 5A, 6A, 7A, and 8A Bavarian Village Subdivision** (156 Wick Strasse & 150, 152, and 154 Bird Drive) The commission will consider and take action on a Design Review application submitted by Errin Bliss of Bliss Architecture on behalf of West Ketchum Residences, LLC for the development of ten total townhouse units on Lots 5A, 6A, 7A, and 8A of Bavarian Village Subdivision (156 Wick Strasse & 150, 152, and 154 Bird Drive) within the General Residential High Density (GR-H) Zoning District. The West Ketchum Residences development will be comprised of five two-story duplexes accessed from a shared private roadway with associated common area and site improvements. The 1,800 sq ft attached townhome units have mirrored floor plans and include an attached two-car garage.

**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.*