



Planning and Zoning Commission - Regular Meeting AGENDA

Tuesday, November 10, 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: 346-248-7799
Meeting ID: 955 7622 5849

CALL TO ORDER

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

CONSENT CALENDAR—ACTION ITEMS

1. **ACTION ITEM** - Minutes of October 13, 2020
2. **ACTION ITEM** - Sun Valley Electric Bicycles Conditional Use Permit Findings of Fact and Conclusions of Law

PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS

3. **ACTION ITEM- Sun Valley and First Condominium Subdivision Preliminary Plat**: 311 N First Avenue (Lot 4, Block 57, Ketchum Townsite) The Commission will consider and make a recommendation regarding a Condominium Subdivision Preliminary Plat submitted by David and Patricia Wilson to subdivide the mixed-use building currently under construction in the Mixed-Use Subdistrict of the Community Core (CC-2) into seven (7) condominium units
4. **ACTION ITEM - Mindbender Condominium Subdivision Preliminary Plat**: 180 W Second Street (Ketchum Townsite: Block 59: West Half of Lot 5) The Commission will consider and make a recommendation regarding a Condominium Subdivision Preliminary Plat application to subdivide a multi-family residential building within the Mixed-Use Subdistrict of the Community Core (CC-2) into four condominium dwelling units.
5. **ACTION ITEM- Waterman Residence Mountain Overlay Design Review**: 604 S. Leadville Ave. (Tax Lot 8554) The Commission will consider and take action on a Mountain Overlay Design Review application for proposed additions totaling 2,102 square feet to an existing single-family

residence located at 604 S Leadville Avenue within the Limited Residential (LR) Zoning District and Mountain Overlay.

6. **ACTION ITEM - 4th & Main St Mixed-Use Building Pre-Application Design Review:** Hot Dog Hill (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, 48.5 foot tall, 58,216-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 the Planning & Zoning Commission meetings of January 13, March 9, and June 8, 2020.*
7. **ACTION ITEM - Decked Building Addition Design Review:** 345 Lewis Street (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. *Continued from October 13, 2020. Staff recommends continuing review of this project to December 15, 2020 at the request of the applicant.*
8. **ACTION ITEM - Ketchum Boutique Hotel Re-Hearing: 260 E River Street** Project Location: Includes three parcels (251 S. Main Street – Ketchum Townsite Lots 3, 21, FR 22 Blk 82 N 10' x 110' of alley S 20' x 230' of alley, 260 E. River Street – Ketchum Townsite Lot 2 Block 82 10' x 110' of alley, and 280 E. River Street – Ketchum Townsite Lot 1 Block 82). Hearing continued from October 27, 2020 to review findings of fact, conclusions of law and conditions of approval. *Hearing recommended to be continued to December 15, 2020.*
9. **ACTION - Haemmerle Variance:** FR SE SW TL 8491, located between 120 and 204 Topaz Street. The Commission will consider and take action regarding a Variance application for a 0.25 acre unaddressed parcel, FR SE SW TL 8491, located in between 120 and 204 Topaz Streets in the Limited Residential (LR) zone. *Application withdrawn at request of applicant.*

STAFF AND COMMISSION COMMUNICATIONS

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.