



**Planning and Zoning Commission Meeting - Regular AGENDA**

**Tuesday, February 09, 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](http://ketchumidaho.org/meetings).

If you would like to comment on the agenda item, please submit your comment to [participate@ketchumidaho.org](mailto: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: 998 7018 2230

**CALL TO ORDER**

**COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

**CONSENT CALENDAR—ACTION ITEMS**

1. ACTION ITEM - Minutes of December 22, 2020
2. ACTION ITEM - Minutes of January 12, 2021
3. ACTION ITEM - Minutes of January 26, 2021

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

4. ACTION ITEM: Recommendation to conduct a public hearing, consider, and take action on Design Review P-20-118, Lot Line Shift P21-009, and Condominium Subdivision Preliminary Plat P20-118 applications for the 4th & Main Street (Solstice Condominiums) Mixed-Use Building located at Hot Dog Hill—the West Half of Block 5 along Main Street between 4th & 5th Streets—within the Retail Core of the Community Core (CC-1). - The Design Review application is for the development of a new four-story, 48.5-foot tall, 2.21 FAR, 59,090-square-foot mixed-use building. The Lot Line Shift application will vacate the lot lines between lots 1, 2, 3, and 4 within block 5 of Ketchum's townsite to consolidate the lots into one amended development parcel for the future Solstice Condominiums. The Condominium Subdivision Preliminary Plat proposes to subdivide the mixed-use building into 4 retail units, 17 residential dwelling units, and common area.
5. ACTION ITEM: Recommendation to consider and take action on Pre-Application Design Review P21-007 for the Westcliff Townhomes project - a new multi-family development with four detached townhome units and associated site improvements located at the southwest corner of Rember Street and Bird Drive within the General Residential High Density (GR-H) Zoning District.

**STAFF AND COMMISSION COMMUNICATIONS (Planning & Zoning Commission Deliberation, Public Comment may be taken)—ACTION ITEMS**

**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.*