



## Planning and Zoning Commission Meeting - Regular AGENDA

Tuesday, March 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:983 2134 0099

### **CALL TO ORDER**

### **COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

### **CONSENT CALENDAR—ACTION ITEMS**

1. 4th and Main Findings of Fact and Conclusions of Law
2. Warm Springs Ranch Development and Rezoning Agreement, Large Block Preliminary Plat, and Block 1 Subdivision Preliminary Plat Findings of Fact and Conclusions of Law.

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

3. Adi's Townhomes: 124 Short Swing Drive (Lot 7 within Block 1 of Warm Springs Subdivision No. 3)  
The Commission will consider and take action on a Townhouse Subdivision Preliminary Plat application submitted by Bruce Smith, PLS, of Alpine Enterprises on behalf of property owner Adi Erber. The application proposes to convert an existing duplex building containing two dwelling units into two townhomes.
4. 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.

### **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.*