



## **PLANNING AND ZONING COMMISSION AGENDA-REGULAR MEETING**

Monday, April 9, 2018

Ketchum City Hall

480 East Avenue North, Ketchum, ID 83340

1. **4:30 PM – SITE VISIT: KSVVA Fire Training Facility: 219 Lewis St, Ketchum, ID (Lot 7 Blk 1, Northgate Subdivision, Ketchum Townsite)**
2. **4:50 PM – SITE VISIT: Briscoe & Assoc. Conditional Use Permit: 220 N. Main St. (Lot 2AA Blk 3, Ketchum Townsite)**
3. **5:00 PM - SITE VISIT: Community Library, Design Review Application: 415 Spruce St (Lot 1B Blk 89, Ketchum Townsite)**
4. **5:15 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
5. **PUBLIC COMMENT** - Communications from the public for items not on the agenda.
6. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF**
  - a. **180 Northwood Way Mixed-Use Project:** Discussion regarding an amendment to Design Review to reduce square footage of building.
  - b. **Community Library Expansion:** 415 Spruce Street (Lot 1B Block 89, Ketchum Townsite) *Continued from March 27, 2018.* The Commission will consider and take action on a Design Review Application for exterior alterations to the Community Library.
  - c. **Text Amendment - Setback Definition:** *Continued from March 12, 2018.* Request to amend the City of Ketchum Municipal Code, Title 17, Zoning Code, Section 17.08.020, Terms Defined, to amend the definition of “Setback” to exclude below grade buildings and structures. Additional city-initiated text amendments to Chapter 17.96, Design Review, Chapter 17.88, Floodplain Management Overlay, Chapter 17.104 Mountain Overlay Zoning District, Chapter 17.124, Development Standards, and Section 17.128.020, Supplementary Yard Regulations will be considered during the public hearing as well. All proposed text amendments are related to below grade structures encroaching in required setbacks.
  - d. **KSVVA Fire Training Facility:** 219 Lewis Street, Ketchum, ID (Lot 7 Blk 1, Northgate Subdivision, Ketchum Townsite) The Commission will consider and take action on a Design Review application by the Ketchum Sun Valley Volunteer Association (KSVVA) for the construction of a new 1,280 sq. ft fire training facility. The subject property is located in the Light Industrial Number 2 (LI-2) Zoning District.
  - e. **Briscoe & Associates Conditional Use Permit:** 220 N, Main Street (Lot 2AA Blk 3, Ketchum Townsite:) Conditional Use Permit application for a business office located on the ground floor of an existing commercial building in the Commercial Core Retail Core Sub-district (CC-A).
  - f. **Zoning Code Amendment** – Community Core subdistricts and retail uses. *Continued from March 27, 2018.* The Commission will consider City-initiated amendments to Title 17, Section 17.12.040, Dimensional Standards – CC District Matrix, Section 17.12.010, Zoning Map Districts, and Section 17.12.020, District Use Matrix.
  - g. **Zoning Code Amendment** – Residential Use in the Light Industrial Districts. *Continued from March 27, 2018.* The Commission will consider City-initiated amendments to Title 17, Section 17.124.090, Residential, Light Industrial Districts, and Section 17.12.020, District Use Matrix.
7. **CONSENT CALENDAR**
  - a. **Minutes:** March 27, 2018
  - b. **Bigwood Square Mixed-Use Building Findings of Fact and Conclusions of Law**
  - c. **Grumpy’s Restaurant Conditional Use Permit Approval**
8. **FUTURE PROJECTS AND NOTICING REQUIREMENTS**
9. **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**
10. **COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
11. **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.*