



PLANNING AND ZONING COMMISSION AGENDA – Regular Meeting

Monday, February 11, 2019
Ketchum City Hall
480 East Avenue North, Ketchum, ID 83340

1. **4:45 PM - SITE VISIT – Nancy Kelly Skin Care, Conditional Use Permit Application: 105 Lewis St., Suite 103**
2. **5:00 PM – SITE VISIT – Ketch 2 Design Review Application: 100 E. 6th Street**
3. **5:30 PM - CALL TO ORDER: City Hall, 480 East Avenue North, Ketchum, Idaho**
4. **PUBLIC COMMENT** - Communications from the public for items not on the agenda.
5. **CONSENT AGENDA—ACTION ITEMS**
 - a. **ERRATA Correction to Hemingway School Lot Line Findings**
 - b. **Minutes:** (i) January 28, 2019 (ii) December 10, 2018, Page 3.
6. **STAFF UPDATE ON KETCHUM’S PARKING ORDINANCE.** -Public comment not taken.
7. **PUBLIC HEARINGS AND COMMUNICATIONS FROM STAFF – ACTION ITEMS**
 - a. **ACTION – 320 Leadville Building Condominium Final Plat:** The Commission will consider and take action on a Final Plat for a Condominium Subdivision application by Galena Engineering, on behalf of owner Tasz LLC, to convert an existing building located at 320 N. Leadville (Ketchum Townsite: Block 24: Lot 2) into common area four condominium units. The subject property is located in the Retail Core Subdistrict of the Community Core (CC-1).
 - b. **ACTION – Redfish Residential Live-Work Unit #201 Conditional Use Permit Application:** 270 Northwood Way, Unit 201 (Redfish Light Industrial Condo Unit 201) *Continued from the Planning & Zoning Commission Meetings of December 10, 2018, January 14, 2019, and January 28, 2019.* The Commission will consider and take action on an application for a Conditional Use Permit submitted by Mia L Cherp for the proposed conversion of an existing condominium unit to a residential live-work unit in the Redfish Light Industrial building located in the Light Industrial Number 2 (LI-2) Zoning District.
 - c. **ACTION – Nancy Kelly Skin Care Conditional Use Permit Application:** The Commission will consider and take action on a Conditional Use Permit application for a health and fitness facility to be located at 105 Lewis Street Suite 103, Ketchum, ID in the Light Industrial District No. 2. Her business, Nancy Kelly Skincare Salon, provides facial skin care and cosmetic sunless tanning applications.
 - d. **ACTION – Guyer Hot Springs Re-Zone Application:** The Commission will consider and take action on a Zoning map amendment (re-zone) application by Natural Energy Resources LLC, c/o Brian Barsotti, to rezone portions of Tax Lots 3500, 3502, and 6048. The subject properties are owned by Carbon Hill Hot Springs Inc and are currently zoned Agriculture and Forestry (AF) and to Tourist-4000 (T-4000); the applicant proposes zoning the entirety of the subject properties T-4000. The subject properties do not have street addresses and are located on the south side of Warm Springs Road at the far west terminus of Ketchum city limits. *Recommendation to continue to March 11, 2019.*
 - e. **ACTION - Ketch 2 Design Review Application:** The Commission will consider and take action on an application for Design Review for a new three-story mixed-use building to be located at 100 E. 6th Street (located on the corner of N. 1st Avenue and E. 6th Street). The proposal is to construct nine (9) 2-bedroom apartments, six (6) 1-bedroom apartments, three (3) studio apartments and one retail storefront.
8. **STAFF REPORTS & CITY COUNCIL MEETING UPDATE**
9. **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.