CALL TO ORDER: *(00:00:08 in video)*
Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:30 p.m.

ROLL CALL:
Neil Morrow
Susan Passovoy
Brenda Moczygemba *absent
Tim Carter
Spencer Cordovano

ALSO PRESENT:
Morgan Landers—Director of Planning and Building
Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Heather Nicolai—Planning Technician & Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: *(00:00:28 in video)*

None

CONSENT AGENDA: *(00:00:33in video)*

1. ACTION ITEM: Approval of the September 26, 2023 minutes

2. ACTION ITEM: Recommendation to approve the Bigwood Year-Round Restaurant Planned Unit Development Conditional Use Permit application, as conditioned, and adopt the Findings of Fact, Conclusions of Law and Decision

   Motion to approve the entire consent agenda. Made by Susan Passovoy; seconded by Tim Carter *(00:00:49 in video)*
   MOVER: Susan Passovoy
   SECONDER: Tim Carter
   AYES: Susan Passovoy, Tim Carter, Spencer Cordovano & Neil Morrow
   NAYS:
   RESULT: UNANIMOUSLY ADOPTED

<u>**PUBLIC HEARING:**</u> *(00:01:00 in video)*

3. ACTION ITEM: Recommendation to hold a public hearing to review and take action on the Walnut & Fourth Condominiums Subdivision Preliminary Plat application for the mixed-use development located at 580 4th Street E. *(00:01:06 in video)*

   - Applicant requested to move to continue the public hearing for this project to a date certain of November 14, 2023.

   Motion to continue the public hearing for this project to a date certain of November 14, 2023. Motion made by Susan Passovoy; seconded by Spencer Cordovano. *(00:01:30 in video)*

   MOVER: Susan Passovoy
   SECONDER: Spencer Cordovano
   AYES: Susan Passovoy, Tim Carter, Spencer Cordovano & Neil Morrow
   NAYS:
   RESULT: UNANIMOUSLY ADOPTED

4. ACTION ITEM: Recommendation to review and approve the Warm Springs Ranch Residences Lots 32-34 Design Review applications, as conditioned, and adopt the Lots 32-34 Findings of Fact, Conclusions of Law and Decision *(00:01:43 in video)*

   - Staff Report by Paige Nied, Associate Planner *(00:02:00 in video)*
   - Applicant Presentation – John Shirley, architect *(00:009:50 in video)*
   - Questions/Comments from Commissioners to applicant *(00:15:20 in video)*

<u>**PUBLIC COMMENT OPENED**</u> *(00:15:30 in video)*

   - Jen Smith *(00:15:50 in video)*
   - Conner Madigan *(00:19:00 in video)*
   - Thia Konig *(00:20:40 in video)*
     - Commissioners and staff respond to Thia's public comment *00:26:45 in video)*
   - Perry Boyle *(00:29:22 in video)*

<u>**PUBLIC COMMENT CLOSED**</u> *(00:31:12 in video)*

   - Applicant response to public comment *(00:31:38 in video)*
   - Staff response to public comment *(00:32:38 in video)*
   - Commission comments and deliberations *(00:34:50 in video)*
   - Staff clarification of what commission would like to see from applicant and commission comments and continued deliberations *(00:49:00 in video)*

Motion to approve the Warm Springs Ranch Residences Lots 32 & 34 Design Review applications, as conditioned, and adopt the Lots 32 & 34 Findings of Fact, Conclusions of Law and Decision. Motion made by Tim Carter; seconded by Susan Passovoy. (00:57:49 in video)

MOVER: Tim Carter
SECONDER: Susan Passovoy
AYES: Susan Passovoy, Tim Carter, Spencer Cordovano & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

Motion to continue the public hearing for Warm Springs Ranch Residences Lot 33 to a date certain of October 24, 2023. Motion made by Tim Carter; seconded by Susan Passovoy. *(00:58:20 in video)*

MOVER: Tim Carter
SECONDER: Susan Passovoy
AYES: Susan Passovoy, Tim Carter, Spencer Cordovano & Neil Morrow
NAYS:
RESULT: UNANIMOUSLY ADOPTED

<u>NEW BUSINESS:</u> *(00:58:53 in video)*

- General announcements and highlights from staff *(00:58:56 in video)*

<u>ADJOURNMENT:</u>

Motion to adjourn at 5:34 pm *(01:02:15 in video)*

MOVER: Neil Morrow
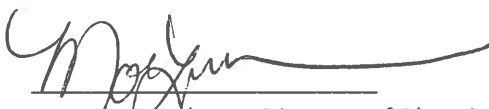**SECONDER:** Spencer Cordovano
AYES: Neil Morrow, Susan Passovoy, Tim Carter, Spencer Cordovano
NAYS:
RESULT: ADOPED UNANIMOUSLY

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Neil Morrow – P & Z Commissioner

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Morgan Landers – Director of Planning & Building