



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, November 14, 2023

CALL TO ORDER: (00:00:24 in video)

Neil Morrow called the meeting of the Ketchum Planning and Zoning Commission to order at 4:32 p.m.

ROLL CALL:

Neil Morrow
Susan Passovoy *via Zoom
Brenda Moczygemba
Tim Carter
Spencer Cordovano

ALSO PRESENT:

Morgan Landers—Director of Planning and Building
Matt Johnson – City Attorney
Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Adam Crutcher – Associate Planner
Heather Nicolai—Planning Technician & Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: (00:01:15 in video)

None

CONSENT AGENDA: (00:01:25 in video)

1. ACTION ITEM: Approval of the October 24, 2023 minutes
2. ACTION ITEM: Recommendation to approve the Scheduling Order and Notice as stipulated and presented, and ratify the previous signature of the City Attorney for the Sawtooth Serenade Administrative Appeal
3. ACTION ITEM: Recommendation to approve the Scheduling Order and Notice as presented and authorize the Chair to sign for the 121 Badger Lane Floodplain Development Permit

Motion to approve items 1-3 on the consent agenda. Motion made by Brenda Moczygemba; seconded by Tim Carter (00:02:49 in video)

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

AYES: Brenda Moczygemba, Spencer Cordovano, Susan Passovoy, Tim Carter & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: (00:03:00 in video)

4. ACTION ITEM: Recommendation to hold a public hearing to review and take action on the Walnut & Fourth Condominiums Subdivision Preliminary Plat Application to subdivide the new mixed-use building located at 580 E 4th Street. Public hearing for this project continued from Planning and Zoning Commission Meeting on October 10, 2023 (00:03:01 in video)
- Staff Presentation – Abby Rivin, Senior Planner (00:03:24 in video)
 - Commission comments and questions for Staff (00:08:05 in video)
 - Jim Laskey, representing the applicant, comments (00:12:08 in video)

Public Comment Opened: (00:13:20 in video)

- No public comment

Public Comment Closed: (00:13:31 in video)

- Commission deliberations (00:13:35 in video)

Motion to approve the Walnut & Fourth Condominiums Subdivision Preliminary Plat application and adopt the Findings of Fact, Conclusions of Law, and Decision as the application conforms to all applicable subdivision regulations for a preliminary plat and condominium project, along with the two suggested edits to the conditions of approval as recommended by Susan Passovoy for numbers 2 & 3. Motion made by Brenda Moczygemba; seconded by Tim Carter (00:13:40 in video)

MOVER: Brenda Moczygemba

SECONDER: Tim Carter

AYES: Brenda Moczygemba, Spencer Cordovano, Susan Passovoy, Tim Carter & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS: (00:14:25 in video)

5. ACTION ITEM: Review and make a determination of Administrative Appeal P22-056A for the processing of a final design review application for the Sawtooth Serenade development located at 260 N 1st (00:14:27 in video)
- Matt Johnson, City Attorney (00:14:40 in video)
 - Jim Laskey, Council for applicant (00:20:19 in video)
 - Morgan Landers-Director, Planning & Building (00:32:24 in video)
 - Commission questions & comments and dialog with City Staff, City Attorney & Attorney for Applicant (00:36:04 in video)
 - Rebuttal - Jim Laskey, Council for applicant (01:06:00 in video)
 - Commission deliberations (01:06:11 in video)

Motion to uphold the determination of the Planning Director in this matter and direct the City Attorney to draft a written decision in line with that and the discussion held today. Motion made by Susan Passovoy; seconded by Tim Carter (01:43:44 in video)

MOVER: Susan Passovoy

SECONDER: Tim Carter

AYES: Spencer Cordovano, Susan Passovoy, Tim Carter & Neil Morrow

NAYS: Brenda Moczygemba

RESULT: 4-Ayes, 1-Nay – Motion adopted

6. Review proposed 2024 Planning & Zoning Commission meeting schedule *(01:45:08 in video)*

7. General announcements and highlights from staff *(01:45:35 in video)*

ADJOURNMENT:

Motion to adjourn at 6:25pm *(01:53:40 in video)*

MOVER: Neil Morrow

SECONDER: Spencer Cordovano

AYES: Brenda Moczygemba, Spencer Cordovano, Susan Passovoy, Tim Carter & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED



Neil Morrow – P & Z Commissioner



Morgan Landers – Director of Planning & Building

