



CITY OF KETCHUM  
MEETING MINUTES OF THE  
PLANNING AND ZONING COMMISSION  
Tuesday January 10, 2023

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\* There are two video recordings of commission meeting as internet connection was lost briefly during meeting. \*

**CALL TO ORDER:** (00:00:30 in video #1)

Neil Morrow called to order at 4:31 p.m.

**Roll Call:**

Neil Morrow  
Susan Passovoy  
Brenda Moczygemba  
Tim Carter  
Spencer Cordovano

**Also Present:**

Morgan Landers – Director, Planning & Building  
Abby Rivin – Senior Planner  
Adam Crutcher – Associate Planner  
Paige Nied – Associate Planner  
Carissa Connelly – Housing Director  
Rian Rooney – Housing Fellow  
Tripp Hutchinson – Intern  
Heather Nicolai – Planning Technician

**COMMUNICATIONS FROM THE COMMISSIONERS:** (00:01:00 in video #1)

1. ACTION ITEM: Elect Chair and Vice Chair of the Planning & Zoning Commission

**Motion:** Motion made by Tim Carter to elect Neil Morrow as the chairperson for the Planning and Zoning Commission. Brenda Moczygemba seconded the motion. (00:01:13 in video #1)

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

**Nays:** None

**Motion:** Motion made by Tim Carter to elect Brenda Moczygemba as the vice chairperson for the Planning and Zoning Commission. Susan Passovoy seconded the motion. (00:01:48 in video #1)

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

**Nays:** None

Morgan Landers introduced new Planning and Building Associate Planner, Paige Nied, to the commission. (00:02:01 in video #1)

**CONSENT AGENDA:** (00:02:27 in video #1)

2. **ACTION ITEM:** Approval of the September 27, 2022 Minutes (00:02:28 in video #1)
3. **ACTION ITEM:** Approval of the December 20, 2022 Minutes (00:02:30 in video #1)  
**Motion:** Motion made by Brenda Moczygemba to approve the September 27, 2022 and December 20, 2022 Minutes; Seconded by Susan Passovoy. (00:02:57 in video #1)  
**Ayes:** Tim Carter, Neil Morrow, Susan Passovoy, Brenda Moczygemba & Spencer Cordovano  
**Nays:** None

**PUBLIC HEARING:** (00:03:07 in video #1)

**ACTION ITEM:** Additional information is still being prepared for the Design Review amendment and Development Agreement amendment for the Appellation Sun Valley hotel project at 300 E River St. (P22-059 & P22-059A). Applicant has requested and staff is recommending this public hearing be continued. The hearing will be continued to the January 24, 2023, Planning and Zoning Commission Meeting. (00:03:08 in video #1)

**Motion:** Motion made by Susan Passovoy to approve have this continue to the January 24, 2023, Planning and Zoning Commission Meeting; Seconded by Tim Carter. (00:03:34 in video)

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

**Nays:** None

5. **ACTION ITEM:** Additional information is still being prepared for the Design Review and Condominium Preliminary Plat applications for the proposed mixed-use development at 200 N Leadville Ave. (P22-035 and P22-035A). Applicant has requested and staff is recommending this public hearing be continued. The hearing will be continued to the February 28, 2023, Planning and Zoning Commission Meeting. (00:04:05 in video #1)

**Motion:** Motion made by Susan Passovoy to approve have this continue to the February 28, 2023, Planning and Zoning Commission Meeting; Seconded by Tim Carter. (00:04:20 in video)

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

**Nays:** None

**NEW BUSINESS:** (00:04:26 in video)

6. Discussion by commission and staff on adjusting when agenda, packet and public comment are sent to commission. (00:04:27 in video #1)
7. Discussion of Accessory Dwelling Units (ADUs) and potential barriers to construction and occupancy of ADUs within the City of Ketchum. (00:07:48 in video #1)
  - a. Rian Rooney, Housing Fellow presentation (00:08:45 in video #1)
  - b. Discussion amongst the Commission, presenters, and staff (00:14:00 in video #1)
  - c. Comments from attendee virtually – David Latimer CEO of New Frontier Tiny Homes (01:22:30 in video #1- connection lost at 01:25:00 and picked back up at 00:00:01 in video #2)
8. Discussion of process for review and approval of FAR Exceedance Agreements (00:07:52 in video #2)
9. Review and discussion of the 2023 Planning and Building Department Workplan. (00:16:38 in video #2)
10. The Commission chose to postpone discussion of use of travel and training budget for the Planning and Zoning Commission until a future meeting (00:55:45 in video #2)

**ADJOURNMENT:**

Motion to adjourn at 6:54pm (00:57:88 in video #2)

**Motion** made by Neil Morrow to adjourn the meeting; Seconded by Susan Passovoy.

**Ayes:** Neil Morrow, Susan Passovoy, Tim Carter, Spencer Cordovano, Brenda Moczygemba

**Nays:** None

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Commissioner Neil Morrow

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Morgan Landers – Director of Planning & Building