



Planning and Zoning Commission Regular Meeting Minutes

Tuesday, February 15, 2022, at 4:30 PM
191 5th Street West, Ketchum, ID 83340

CALL TO ORDER

The meeting was called to order at 4:31 p.m. by Chairman, Neil Morrow (*video 00:18:30*).

ROLL CALL

PRESENT

Chairman, Neil Morrow
Vice-Chairman, Mattie Mead
Commissioner, Brenda Moczygemba
Commissioner, Tim Carter
Commissioner, Spencer Cordovano

OTHER STAFF

Director, Planning and Building - Suzanne Frick
Senior Planner - Morgan Landers
Senior Planner - Abby Rivin
City Clerk – Tara Fenwick

COMMISSION REPORTS AND EX PARTE DISCUSSION DISCLOSURE

None.

PUBLIC COMMENT

Noted.

CONSENT CALENDAR — ACTION ITEMS

ACTION - Minutes of January 11, 2022.

Motion to approve the minutes. Motion made by Commissioner, Neil Morrow, Seconded by Commissioner, Tim Carter. Voting Yea: Morrow, Mead, Moczygemba, Carter, Cordovano.

ACTION: Recommendation to approve Findings of Fact, Conclusions of Law, and Decision for the 380 N 1st Avenue Mixed-Use Building Design Review.

Brenda Moczygemba recused herself from the vote.

Motion to approve Findings of Fact, Conclusions of Law, and Decision for the 380 N 1st Avenue Mixed-Use Building Design Review. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Brenda Moczygemba. Voting Yea: Morrow, Mead, Carter, Cordovano. Moczygemba recused.

PUBLIC HEARING

- 1. ACTION ITEM: Recommendation to approve the Condominium Preliminary Plat Subdivision application and Findings of Fact, Conclusions of Law, and Decision for 231 Sun Valley Rd Condos.231 Sun Valley Road – Condominium Preliminary Plat (*video 20:00*).

Motion to approve the Condominium Preliminary Plat Subdivision application and Findings of Fact, Conclusions of Law, and Decision for 231 Sun Valley Rd Condos.231 Sun Valley Road – Condominium Preliminary Plat. Motion made by Commissioner, Tim Carter, Seconded by Commissioner, Mattie Mead. Voting Yea: Morrow, Mead, Moczygemba, Carter, Cordovano.

- 2. ACTION ITEM: Planning and Zoning Commission interpretation to determine if non-conforming houses on a hillside may be demolished and a new home may be constructed on a non-conforming hillside pad (*video 00:24:00*).

Senior Planner, Abby Rivin delivered a presentation to the Commission.

Public Comment:

| | |
|-----------------|-----------------------|
| Stephanie Sable | <i>video 01:30:00</i> |
| Perry Boyle | <i>video 01:36:40</i> |

Commissioners discussed the issue.

Direction was provided to staff to uphold the historical hillside Ordinance, drafting language the provided restrictive guidance for re-building.

Commissioner, Spencer Cordovano called for a short break.

- 3. ACTION ITEM: Recommendation to review information and provide direction to staff on implementation of short term and long-term measures to Ketchum regulations to address the mixture of uses in the Community Core and housing production in the Community Core and high-density residential areas (*GR-H and Tourist*).

Commissioners discussed the issue.

Public Comment:

| | |
|--------------|-----------------------|
| Reid Sanborn | <i>video 02:57:00</i> |
|--------------|-----------------------|

Direction recommended staff draft an Emergency Ordinance, with accompanying material providing guidance.

ADJOURNMENT

Motion to adjourn at 8:25 p.m. Motion made by Vice-Chairman, Neil Morrow, Seconded by Commissioner, Spencer Cordovano. Voting Yea: Morrow, Mead, Moczygemba, Carter, Cordovano.

Chairman, Neil Morrow
Planning and Zoning Commission

Secretary, Tara Fenwick