



CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, February 13, 2024

CALL TO ORDER: (00:00:07 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
Tim Carter
Matthew McGraw

ALSO PRESENT:

Morgan Landers—Director of Planning and Building
Adam Crutcher – Associate Planner
Abby Rivin – Senior Planner
Paige Nied – Associate Planner
Heather Nicolai – Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: (00:00:35 in video)

None

CONSENT AGENDA: (00:00:45 in video)

1. ACTION ITEM: Approval of the January 23, 2024 minutes

Motion to approve the January 23, 2024 minutes. Motion made by Brenda Moczygemba seconded by Matthew McGraw (00:01:29 in video)

MOVER: Brenda Moczygemba

SECONDER: Matthew McGraw

AYES: Brenda Moczygemba, Susan Passovoy, Matthew McGraw, Tim Carter & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: (00:01:40 in video)

2. ACTION ITEM: Recommend commission review and approve the 200 North Main design

review application subject to conditions 1-10, the conditional use permit application subject to conditions 1-4, and direct staff to return with findings of fact. (00:01:42 in video)

- Staff Presentation – Abby Rivin, Senior Planner (00:02:00 in video)
- Applicant Presentation – Jim Garrison (00:17:57 in video)
- Applicant Presentation – Kenny Dudunakis (00:19:12 in video)
- Applicant Presentation - Michael Doty, Michael Doty Associates (00:21:54 in video)

Public Comment Opened: (00:56:40 in video)

- Keith Perry (00:56:51 in video)
- Richard F Albright (00:59:20 in video)
- Donna Shahbaz (01:01:34 in video)
- Jim Laski (01:03:17 in video)
- Scott Hanson (01:04:10 in video)
- Charlie Conner (01:06:04 in video)
- Justin Williams (01:07:38 in video)
- Caleb Spangenberg (01:08:35 in video)
- Scott Rogel (01:13:12 in video)
- Lucas Winter (01:14:05 in video)
- Harry Griffith (01:15:37 in video)
- Tressie Ham (01:17:00 in video)

Public Comment Closed: (01:19:10 in video)

- Applicant response to public comment – Jim Garrison (01:19:33 in video)
- Staff response to public comment – Morgan Landers (01:24:55 in video)
- Commission questions for staff and applicant and staff and applicant response & deliberations (01:25:48 in video)

Motion to approve the 200 North Main design review application subject to conditions 1-10 + the additional condition regarding the artwork on the north side of the building, the conditional use permit application subject to conditions 1-5, and direct staff to return with findings of fact.” Motion made by Matthew McGraw, seconded by Brenda Moczygemba (02:12:30 in video)

MOVER: Matthew McGraw

SECONDER: Brenda Moczygemba

AYES: Brenda Moczygemba, Susan Passovoy, Matthew McGraw & Neil Morrow

NAYS: Tim Carter

RESULT: MOTION ADOPTED 4-AYES, 1-NAYS

NEW BUSINESS: (02:15:27 in video)

None

ADJOURNMENT:

Motion to adjourn at 6:45pm *(02:15:34 in video)*

MOVER: Susan Passovoy

SECONDER: Neil Morrow

AYES: Brenda Moczygemba, Susan Passovoy, Matthew McGraw, Tim Carter & Neil Morrow

NAYS:

RESULT: UNANIMOUSLY ADOPTED

Neil Morrow – P & Z Commissioner

Morgan Landers – Director of Planning & Building