



**CITY OF KETCHUM
MEETING MINUTES OF THE
PLANNING & ZONING COMMISSION
Tuesday, May 28, 2024**

CALL TO ORDER: (00:00:15 in video)

Brenda Moczygemba called the meeting of the Ketchum Planning and Zoning Commission to order at 4:30 p.m.

ROLL CALL:

Neil Morrow *via zoom
Susan Passovoy
Brenda Moczygemba
Tim Carter
Matthew McGraw

ALSO PRESENT:

Morgan Landers – Director of Planning & Building
Adam Crutcher – Associate Planner
Paige Nied – Associate Planner
Heather Nicolai - Office Administrator

COMMUNICATIONS FROM COMMISSIONERS: (00:00:40 in video)

None

CONSENT AGENDA: (00:00:50 in video)

1. ACTION ITEM: Approval of the May 14, 2024 minutes

Motion to approve the May 14, 2024 minutes. Motion made by Susan Passovoy seconded by Matthew McGraw (00:01:02 in video)

MOVER: Susan Passovoy

SECONDER: Matthew McGraw

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

PUBLIC HEARING: (00:01:12 in video)

2. ACTION ITEM: Recommendation to review and recommend approval to the City Council the Cedars Townhomes Preliminary Plat application, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision.

- Staff Report-Paige Nied, Associate Planner (00:01:33 in video)
- Commission questions staff and staff responses (00:05:00 in video)
- Applicant Presentation-Bruce Smith, Alpine Enterprises (00:10:45 in video)

PUBLIC COMMENT OPENED: (00:14:10 in video)

None

PUBLIC COMMENT CLOSED: (00:14:25 in video)

- Commission questions for staff, staff responses, and deliberations (00:14:27 in video)

Motion to recommend approval to the City Council the Cedars Townhomes Preliminary Plat application, as conditioned, and adopt the Findings of Fact, Conclusions of Law, and Decision. Motion made by Susan Passovoy seconded by Tim Carter (00:15:20 in video)

MOVER: Susan Passovoy

SECONDER: Tim Carter

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

3. ACTION ITEM: Recommendation to review and approve the 450 Wood River Drive Residence Floodplain Development Permit application, as conditioned, and direct staff to return with the findings of fact.

- Staff Report-Adam Crutcher, Associate Planner (00:16:00 in video)
- Commission questions staff and staff responses (00:30:40 in video)
- Applicant Presentation-Zac Rockett, Architect Ro Rockett Design (00:51:20 in video)
- Applicant Presentation- Chuck Brockway, Brockway Engineering (00:55:46 in video)
- Commission questions applicant and applicant responses (01:04:34 in video)

PUBLIC COMMENT OPENED: (01:09:04 in video)

- Carol Armand (01:09:23 in video)
- Donald Armand (01:12:56 in video)

PUBLIC COMMENT CLOSED: (01:19:40 in video)

- Commission & Staff response to public comments (01:19:46 in video)
- Applicant response to public comment (01:25:28 in video)
- Commission deliberations (01:26:45 in video)

Motion to approve the 450 Wood River Drive Residence Floodplain Development Permit application, as conditioned, and direct staff to return with the findings of fact. With the proviso of two editorial changes in conditions 10 and 13. Motion made by Susan Passovoy

seconded by Tim Carter *(01:33:57 in video)*

MOVER: Susan Passovoy

SECONDER: Tim Carter

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

NAYS:

RESULT: UNANIMOUSLY ADOPTED

NEW BUSINESS: *(01:34:54 in video)*

4. Staff Highlights & Updates for Commission *(01:34:56 in video)*

ADJOURNMENT:

Motion to adjourn at 6:05 p.m. *(01:35:20 in video)*

MOVER: Tim Carter

SECONDER: Matthew McGraw

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